



## Lawns Mount, Leeds, LS12 5RG

£170,000

An attractive two double bedroom property which forms part of this well regarded cul de sac location which provides great access to the area many shops, good schooling and amenities. The accommodation is conventionally arranged across two floors and has well proportioned rooms throughout. There are garden areas and driveway parking for two vehicles.



# 30 Lawns Mount, Leeds, LS12 5RG

New Farnley forms part of a small community and is just a short distance away from open farm land, countryside and pleasant walks. The village has its own varied amenities and is on the fringe of a wider range. There is easy access to both Leeds and Bradford via the A58 (Whitehall Road) and the M62/M621 and A6110 are also within easy reach from this location. This property is considered to be located in a semi rural area, with local schools and a pleasant park in walking distance.

## **KITCHEN AREA 11'5" x 11'1" (3.5 x 3.4 )**

A range of matching wall and base units with work surfaces over, gas hob, electric oven, free standing appliances, double glazed doors and windows

## **LOUNGE AREA 17'0" x 11'5" (5.2 x 3.5)**

Double glazed bay window, stairs to first floor, carpet flooring

## **FIRST FLOOR LANDING**

Loft access, carpeted flooring

## **DOUBLE BEDROOM 10'2" x 9'6" (3.1 x 2.9 )**

Double glazed window, carpeted flooring

## **DOUBLE BEDROOM 11'9" x 8'10" (3.6 x 2.7 )**

Double glazed window, carpeted flooring

## **BATHROOM**

Re fitted with a matching white three piece suite and tiled surrounds

## **GARDENS & PARKING**

Garden areas to front and rear of the property, driveway parking for two vehicles





