



Stonebridge Avenue, Farnley, LS12

Two bedroom mid terraced house | With stunning rear garden | Two double sized bedrooms
Spacious living room & fantastic kitchen/diner, bathroom & separate toilet

PVC double glazing throughout | On street parking space available
Convenient for commuting to Leeds and motorways

Offers Over: £120,000

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HERE TO GET *you* THERE

Stonebridge Avenue, Farnley, LS12

This TWO BEDROOM MID TERRACE HOUSE has a stunning rear garden and TWO DOUBLE SIZED BEDROOMS. The property is well presented and nicely decorated throughout and benefits from having PVC double glazed windows.

The living accommodation comprises; attached STORAGE ROOM to the front with door leading into a stunning KITCHEN with island unit. This room has a tiled floor and an excellent range of matching wall and base storage cupboards, worktop with inset stainless steel sink, integrated electric hob and single oven. Space for a washer and dryer. The island unit has space for stools and includes a breakfast bar area, inset ceiling spotlights in double glazed rear window and door to the outside. Internal door leads through to the LIVING ROOM, which has double doors leading out to the rear garden.

Upstairs, from the landing is a built-in storage cupboard housing the hot water cylinder and a door leading to the bedrooms and bathrooms. BEDROOM ONE has laminated wood flooring, built in storage cupboard and a double glazed rear window overlooking the garden. BEDROOM TWO is a double sized bedroom with recessed cupboard and access to loft space, window overlooking the rear garden. The BATHROOM has a combined white suite with electric shower unit above, ceramic tiled walls and floor covering. Vanity style sink with storage units, separate toilet with low flush white WC.

Outside the house, the front is concrete paved, enclosed by timber fencing and a gate, the rear garden is tiered and is grassed with space for outdoor furniture. The location of the property is perfect for commuting to Leeds and the motorway network. There are local shops and convenience store situated within 250 metres of the property.

KITCHEN/DINER

4.57m (15' 0") X 4.52m (14' 10")



LIVING ROOM

4.62m (15' 2") X 3.28m (10' 9")



BEDROOM ONE

3.81m (12' 6") X 3.35m (11' 0")



BEDROOM TWO

3.66m (12' 0") X 3.28m (10' 9")



BATHROOM/WC

2.97m (9' 9") X 1.93m (6' 4")



SEPARATE WC

1.85m (6' 1") X 0.86m (2' 10")



REAR GARDEN



REAR ELEVATION



OPENING HOURS

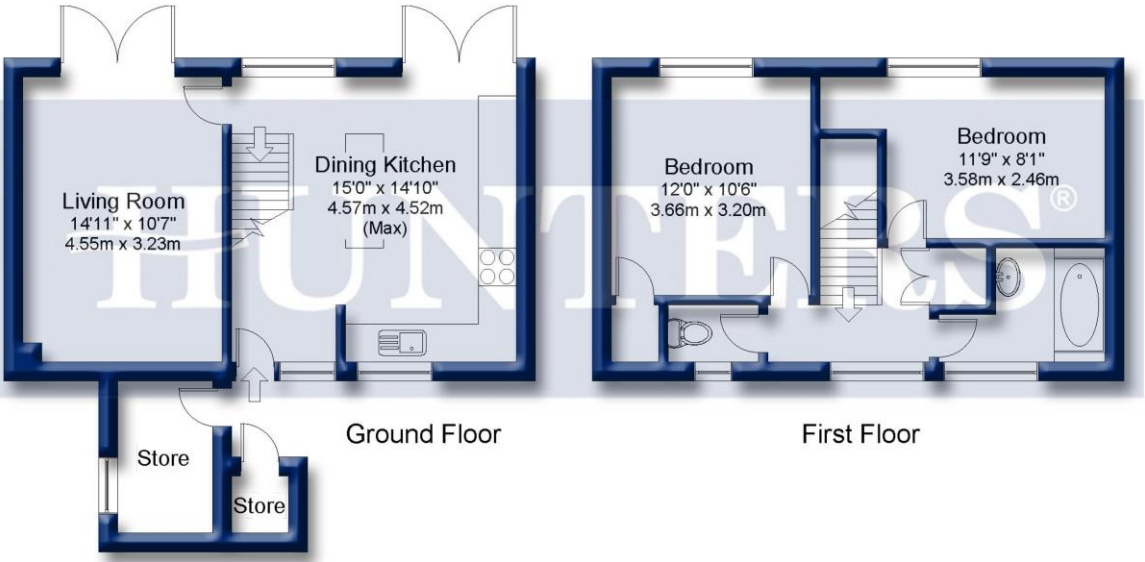
Monday - Friday 9:00am - 5.30pm

Saturday 9:00am - 4:00pm

Sunday 11:00am - 3:00pm

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Gross internal floor area excluding external stores (approx.): 72.5 sq m(780 sq ft)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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