

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beech Lees

Farsley, Pudsey, LS28 5JY

£369,995



Council Tax: D



# 15 Beech Lees

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£369,995



- Detached Bungalow
- Immaculate condition
- Extended accommodation
- South-facing garden with lawn
- Modern and refurbished kitchen
- Two generous sized bedrooms
- Open-plan lounge with garden access
- Separate reception room with fireplace
- Imprinted concreted driveway
- Single garage with remote door

This immaculate BUNGALOW offers extended accommodation, a lovely south-facing rear garden, modern quality features, and is situated in a well-regarded location near parks and walking routes to the popular village amenities.

This immaculate DETACHED bungalow is the perfect property for couples or those looking for a peaceful retirement. Situated in a well-regarded location, it offers a strong local community and is close to the popular village centre. Nearby parks and walking routes provide ample opportunities for outdoor activities.

The property features EXTENDED living accommodation and boasts a range of unique features, including ample off road parking and a delightful garden. The rear garden is south-facing and features a lawn with fenced boundaries, as well as a timber summerhouse.

Inside, you will find two DOUBLE sized bedrooms, both with high quality Hammonds wardrobes. Bedroom one also includes a matching dressing table and bedside cabinets. The bathroom includes a step-in cubicle with a mains powered shower, tiled flooring, and LED lighting.

The modern kitchen has recently been refurbished and features quality Norwood style cabinets, built-in oven/hob, an integrated fridge/freezer, and quality Karndean flooring.

There are two reception rooms in the property. The front reception room boasts large windows and a marble fireplace, while the open-plan L-shaped lounge at the back of the property offers views and direct access to the garden.

Additional features of this property include an imprinted concreted driveway, providing off road parking for multi vehicles, a single garage with a remote door, and a light/power supply.

The location of the bungalow is in a well regarded and sought after address, which has easy access to good transport links to Leeds and Bradford via the ring road and Pudsey railway station. Calverley village and Woodhall hills golf club are close by, as well as the canal at Rodley village for weekend and evening walks.

Don't miss out on this fantastic opportunity to own a bungalow in this desirable location. Contact us today to arrange a viewing!

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

16'2" x 11'3" (4.93 x 3.43)

## KITCHEN

9'10" x 9'1" (3.00 x 2.77)

## L - SHAPED LOUNGE

18'6" x 10'11" max (5.65 x 3.34 max)

## BEDROOM ONE

11'5" x 10'1" (3.48 x 3.08)

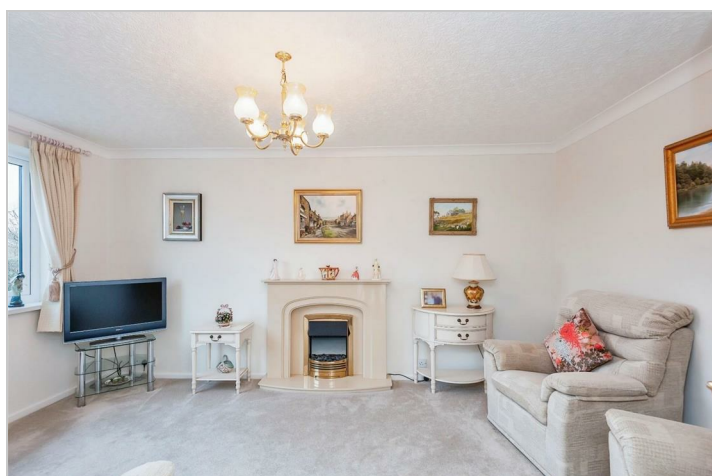
## BEDROOM TWO

9'1" x 7'4" (2.79 x 2.26)

## BATHROOM

6'7" x 6'2" (2.03 x 1.88)

## GARAGE



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

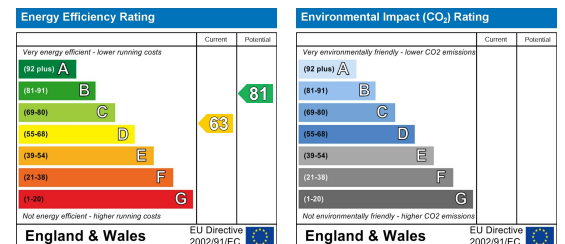
**Total floor area 72.3 m<sup>2</sup> (779 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.