

HUNTERS[®]

HERE TO GET *you* THERE



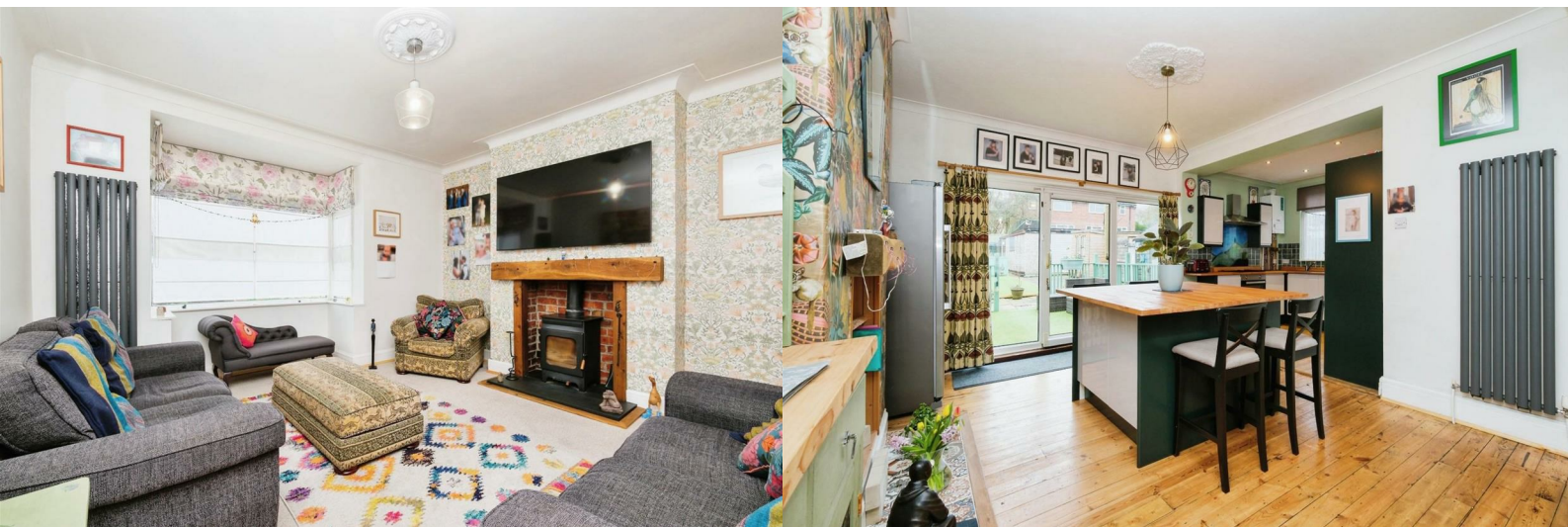
Ring Road

Farnley, Leeds, LS12 5AS

£245,000



Council Tax: C



27 Ring Road

Farnley, Leeds, LS12 5AS

£245,000



- 1930's style semi detached
- Three bedrooms including spacious double bedroom
- Inglenook fireplace with log burning stove
- High ceilings and front bay window
- Well-equipped kitchen with kitchen island
- Landscaped rear garden for outdoor entertaining
- Public transport links and local amenities
- Free-standing bath and separate shower cubicle
- Off-road parking and single garage
- Strong local community for a convenient lifestyle

A 1930's style semi-detached property with character, high ceilings, and a landscaped south facing garden, ideal for families and couples in a sought-after urban area in Leeds, with easy access to transport links to the city and motorway network.

This charming semi-detached property in good condition is now available for sale in a sought-after urban area. The 1930's style adds character to this lovely home which is ideal for families and couples alike.

Upon entering the HALL with staircase leading upstairs, you are greeted by a spacious LIVING ROOM room with high ceilings, an Inglenook fireplace with a log burning stove, and a front bay window that fills the room with natural light. The ceiling coving adds an elegant touch to the space. The room is open to the DINING ROOM, which has an island unit and is open to the kitchen.

The well-equipped KITCHEN has wood counter-tops, integrated dishwasher, built in oven/hob appliances and ample storage units. The double doors lead out to the landscaped rear garden, perfect for outdoor entertaining in the summer.

Upstairs, there are THREE bedrooms including a spacious double bedroom, a second double bedroom, and a spacious single bedroom or home office. The BATHROOM features a free-standing bath with chrome taps, separate shower cubicle, vanity sink unit, and LED lighting.

The landscaped south facing rear garden is perfect for alfresco dining and is low maintenance. Additional features include off-road parking for at least 2 cars, a single garage, and cycling routes nearby. With public transport links, local amenities, and a strong local community, this property offers a comfortable and convenient lifestyle.

HALL

LIVING ROOM

15'1" x 13'9" (4.60 x 4.20)

KITCHEN/DINING ROOM

20'8" x 9'10" (6.30 x 3.00)

BEDROOM ONE

13'9" x 11'1" (4.20 x 3.40)

BEDROOM TWO

13'1" x 11'1" (4.00 x 3.40)

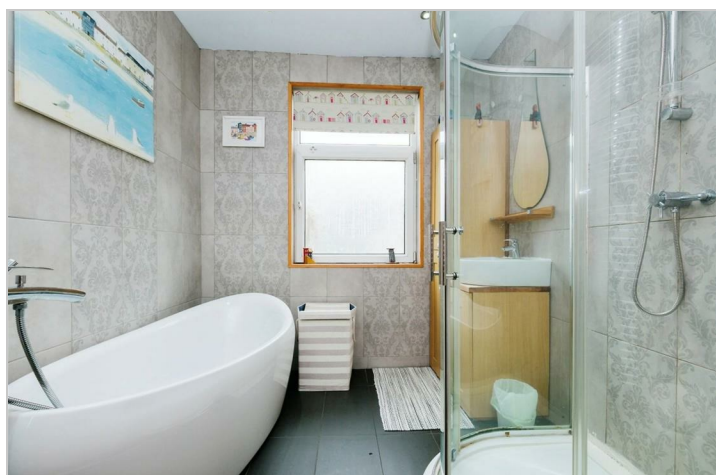
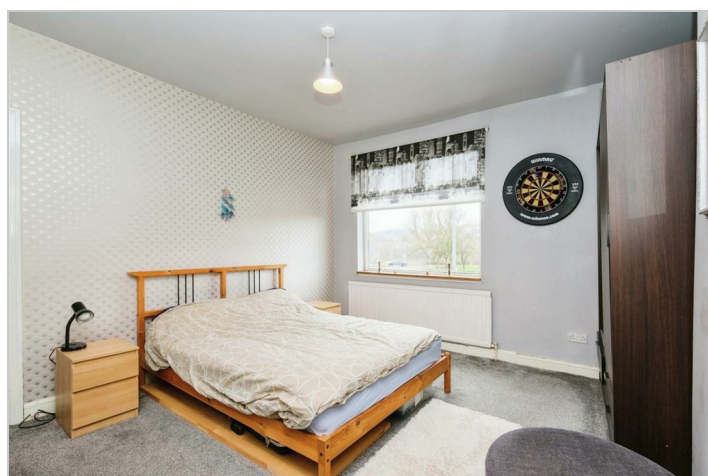
BEDROOM THREE

7'10" x 7'10" (2.40 x 2.40)

BATHROOM

9'10" x 7'6" (3.00 x 2.30)

GARAGE



Road Map



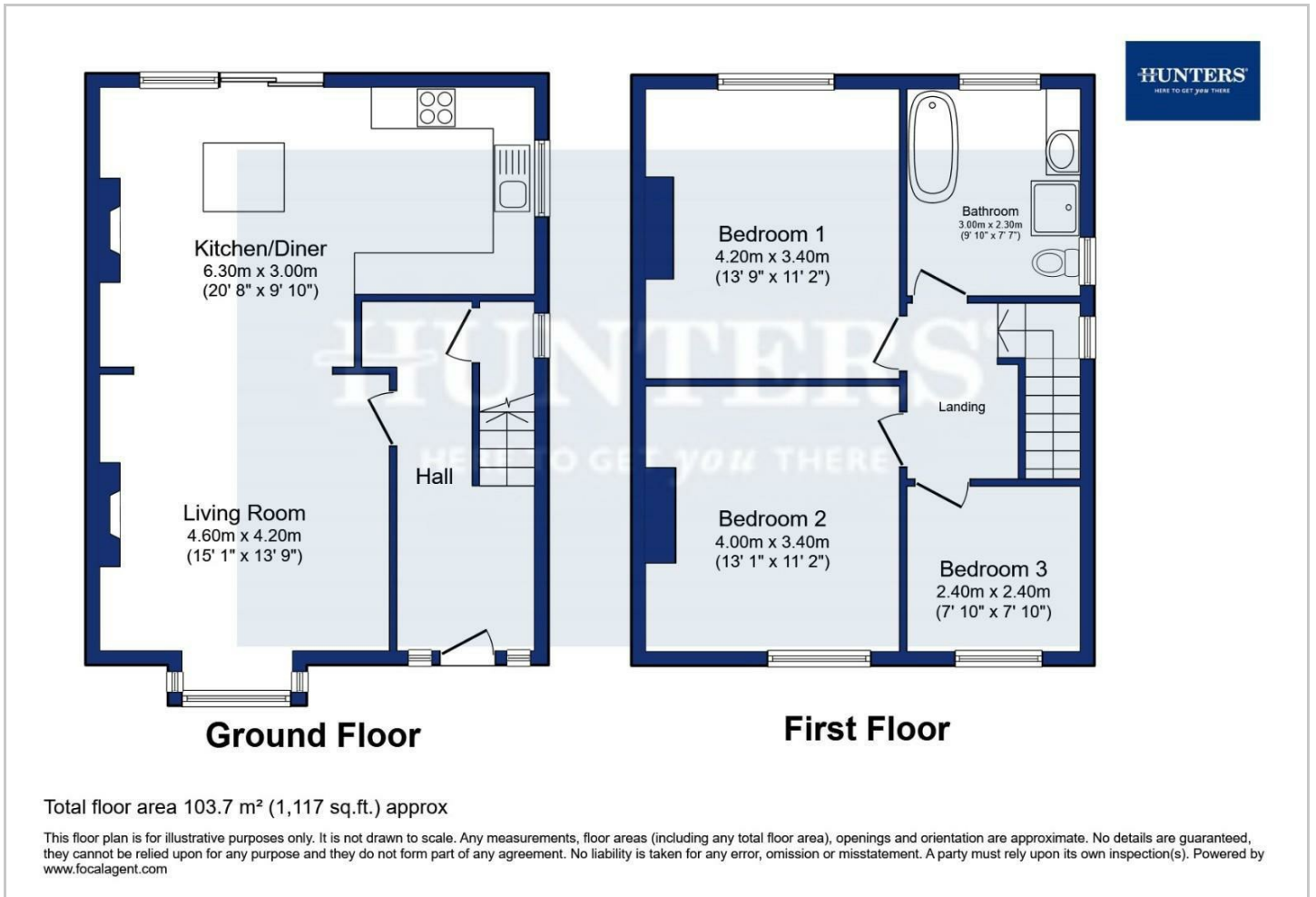
Hybrid Map



Terrain Map



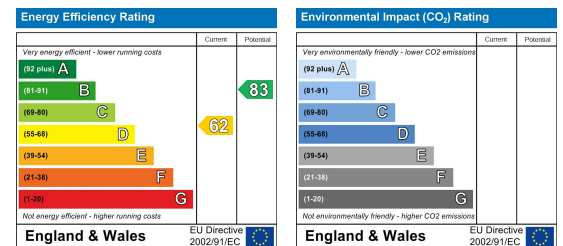
Floor Plan



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.