

HUNTERS[®]

HERE TO GET *you* THERE



Wood Grove

Farnley, Leeds, LS12 5NN

£400,000



Council Tax: C



61 Wood Grove

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£400,000



- One of a kind three bedroom detached bungalow
- No forward chain
- Sure to appeal to professional couples and families
- Stunning, high spec fixtures and fittings
- A wealth of living accommodation
- Three double bedrooms
- Landscaped, private garden with outdoor bar
- Driveway for off street parking
- Quiet cul-de-sac location in Farnley

An incredible opportunity to purchase this ONE OF A KIND, THREE BEDROOM DETACHED DORMER BUNGALOW which has the WOW FACTOR and has been expertly extended and improved to accommodate modern living at its very best. Showcasing stunning, ready to move into accommodation throughout, the property boasts substantial and flexible living accommodation which includes a KITCHEN/DINER, DINING ROOM, FAMILY ROOM, GARDEN ROOM, UTILITY ROOM, THREE DOUBLE BEDROOMS, and externally a wonderful LANDSCAPED GARDEN with DRIVEWAY and BAR AREA. Sure to suite a range of buyers including PROFESSIONAL COUPLES and FAMILIES, internal viewing is absolutely essential to fully appreciate what this magnificent home has to offer.

With the benefit of both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: A high spec KITCHEN/DINER with high gloss wall and base units, a central island and an excellent range of integrated appliances which includes an electric oven, induction hob, microwave, fridge/freezer, washing machine, dishwasher and wine cooler. The LIVING ROOM is tastefully decorated with a recessed fire place and opens to the DINING ROOM which is a lovely, light and airy reception room which overlooks the garden and has two sets of French doors. The dining room leads to a FAMILY ROOM which in turn leads to a GARDEN ROOM, both ideal additional seating areas.

BEDROOM ONE is located to the ground floor and is a brilliant sized double room with French doors leading out to the garden. The HOUSE BATHROOM includes a four piece suite.

Stairs from the kitchen/diner lead upstairs, where another two bedrooms are located. BEDROOM TWO, is a wonderful sized double room and has a range of fitted wardrobes with sliding doors. On entry to bedroom two there is a private W/C with vanity style sink unit. BEDROOM THREE is also a double sized room with plenty of space for a double bed and furniture.

Outside, to the front, there is a lawned area and a DRIVEWAY for three vehicles. The property is tucked away in a quiet CUL-DE-SAC and at first glance, is extremely deceptive. The garden to the rear is fully enclosed and boasts an extremely private aspect. There is an impressive composite decking area, ideal for outdoor entertaining, a generous sized lawned area and a fantastic BAR AREA which comes fully equipped with a pizza oven, log burner, BBQ and fridge. A UTILITY ROOM can be accessed from the garden and has plumbing for a washing machine and space for a washing machine. In addition, there is a useful store cupboard accessed from the front of the house and a shed with light and power, ideal for storage.

The location of property is convenient to access the Leeds ring-road, which in turn leads to the centre of Leeds and the motorway network. There are local amenities, shops and convenience stores situated within 800 metres of the property.

Tel: 0113 257 6198

KITCHEN/DINER

20'05 x 9'09 (6.22m x 2.97m)

LIVING ROOM

18'07 x 10'04 (5.66m x 3.15m)

DINING ROOM

16'05 x 10'03 (5.00m x 3.12m)

FAMILY ROOM

16'09 x 8'09 (5.11m x 2.67m)

GARDEN ROOM

9'07 x 8'02 (2.92m x 2.49m)

BEDROOM ONE

14'02 x 8'09 (4.32m x 2.67m)

HOUSE BATHROOM

10'07 x 6'08 (3.23m x 2.03m)

UTILITY ROOM

7'06 x 5'04 (2.29m x 1.63m)

LANDING

BEDROOM TWO

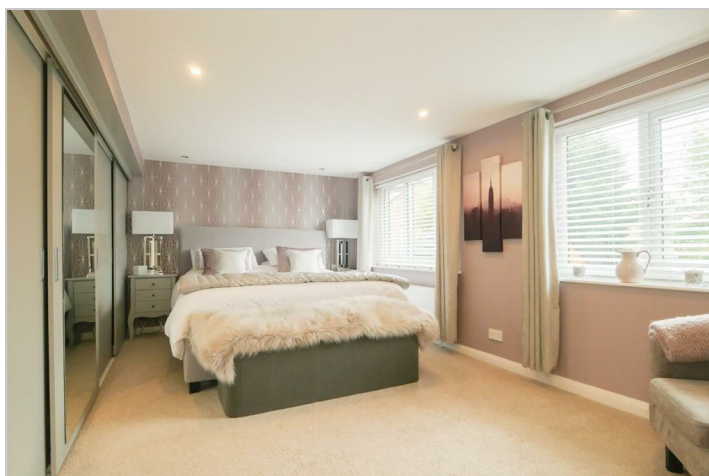
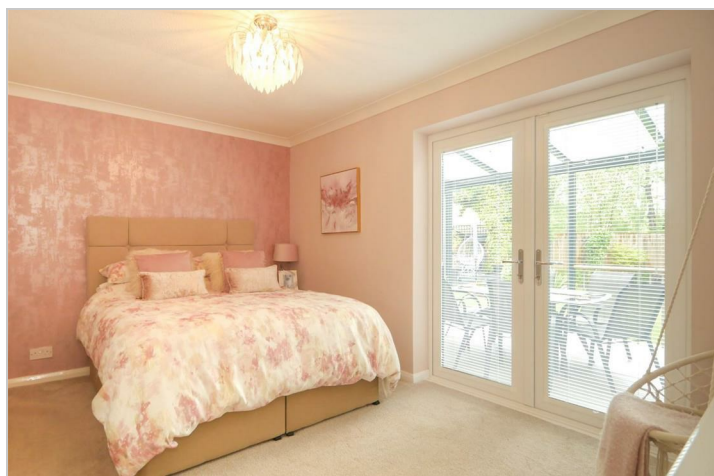
16'03 x 11'11 (4.95m x 3.63m)

W/C

6'00 x 5'06 (1.83m x 1.68m)

BEDROOM THREE

14'01 x 6'01 (4.29m x 1.85m)



Road Map



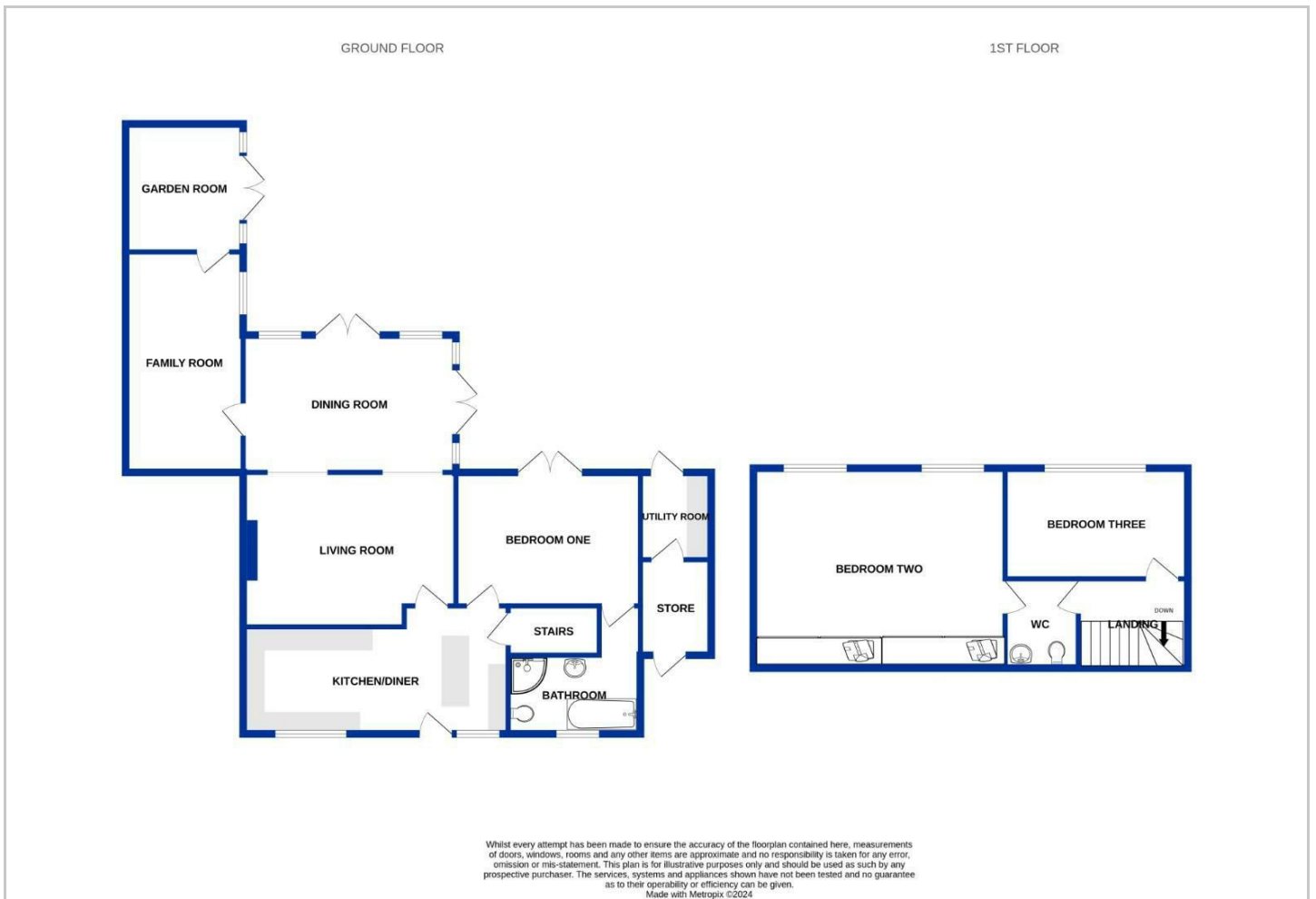
Hybrid Map



Terrain Map



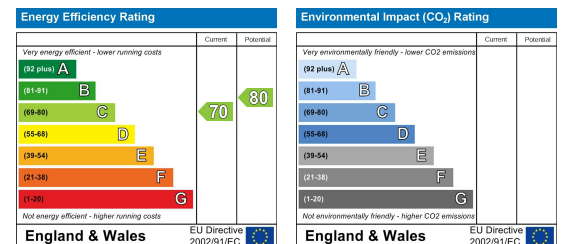
Floor Plan



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.