

HUNTERS[®]

HERE TO GET *you* THERE



Well Holme Mead

New Farnley, Leeds, LS12 5RF

£425,000



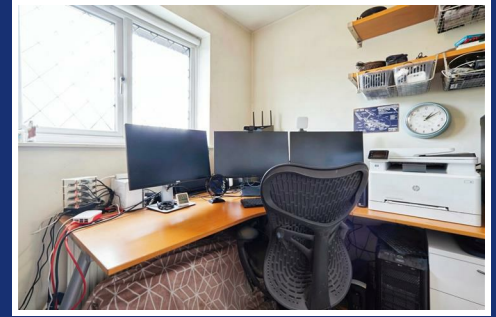
Council Tax: E



7 Well Holme Mead

New Farnley, Leeds, LS12 5RF

£425,000



- Detached property in excellent condition
- Four well-proportioned bedrooms
- Master bedroom with en-suite
- Open-plan kitchen with dining space
- Downstairs wc
- Newly refurbished bathroom
- Quiet cul de sac location
- Close to public transport links/amenities
- Solar panels and planning permission for extension
- South-facing garden with patio

This DETACHED property in excellent condition, boasting an array of features that make it perfect for both families and couples. This property comprises of four well-proportioned bedrooms, with the master bedroom offering built-in wardrobes. And en-suite facilities, which are fully tiled and has a power shower. The other three bedrooms are also spacious, two of which are double, and one single that can be used as a home office. There is also a DOWNSTAIRS WC from the entrance hall.

The property offers two separate RECEPTION rooms, both spacious, and can be used as a playroom or office space. These areas provide a perfect blend of functionality and comfort, suitable for family gatherings, children's playroom, or even as a home office. The reception rooms are light and sunny, the living room featuring a laminate floor and a fireplace with double doors leading to the kitchen.

The heart of this home is a well-designed, open-plan KITCHEN with dining space. It features ample storage, integrated appliances, and a Belfast sink with wooden worktops. Sliding doors lead out to the south-facing garden, creating a seamless indoor-outdoor living experience.

The house BATHROOM has been newly refurbished, complete with a P-shaped bath, mains shower, and is fully tiled.

Outside, the property boasts an enclosed SOUTH FACING rear garden, with a sun patio and lawn, plus two garden sheds. Additionally, there's off-road parking at the front and bin storage on the side.

Located in a quiet cul de sac, it's perfect for those seeking a peaceful environment. It's close to public transport links, local schools and amenities, green spaces offering plenty of walking and cycling routes. Unique features of the property include solar panels, generating hot water and there is planning permission for a 3-metre rear extension to the kitchen, adding to its appeal.

This detached property in excellent condition, featuring four well-proportioned bedrooms, two spacious reception rooms, an open-plan kitchen with dining space, a newly refurbished bathroom, a south-facing garden, off-road parking, and located in a quiet cul de sac close to amenities, with the added benefits of solar panels and planning permission for rear extension.

Tel: 0113 257 6198

HALL

W/C

OFFICE

15'7" x 8'1" (4.76m x 2.47m)

LIVING ROOM

15'9" x 13'6" (4.82m x 4.14m)

KITCHEN

12'7" x 8'8" (3.85m x 2.65m)

DINING ROOM

11'3" x 8'8" (3.44m x 2.65m)

LANDING

BEDROOM FOUR

8'2" x 6'9" (2.49m x 2.06m)

MAIN BEDROOM

10'3" x 10'1" (3.14m x 3.08m)

ENSUITE

7'8" x 5'4" (2.34m x 1.64m)

BEDROOM TWO

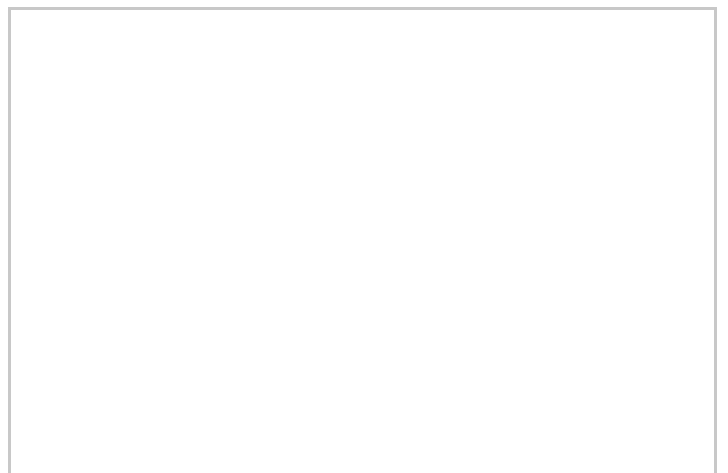
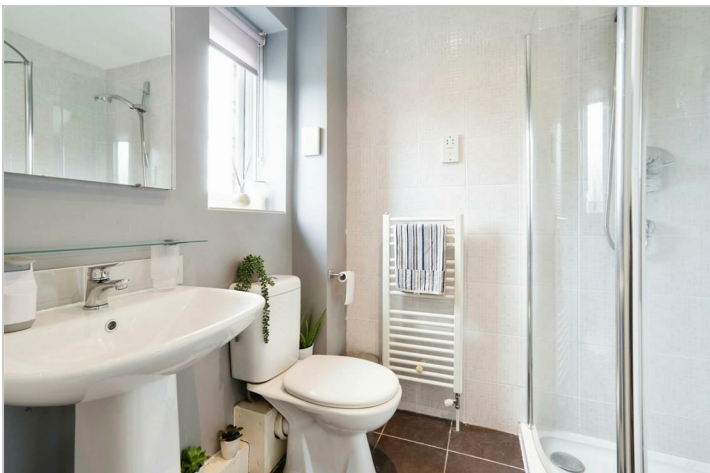
10'4" x 8'1" (3.15m x 2.47m)

HOUSE BATHROOM

7'1" x 5'4" (2.18m x 1.65m)

BEDROOM THREE

8'9" x 8'2" (2.68m x 2.51m)



Road Map



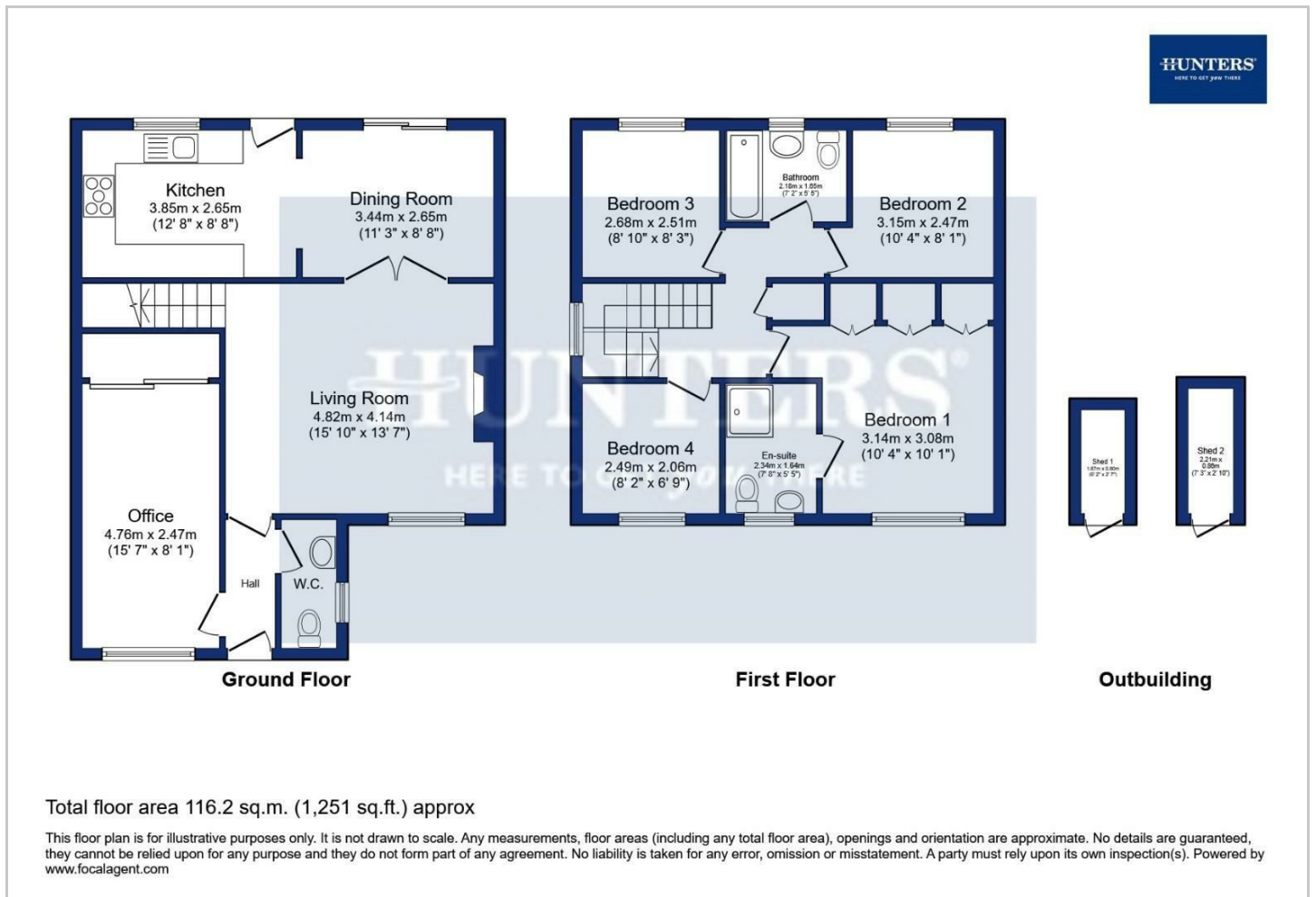
Hybrid Map



Terrain Map



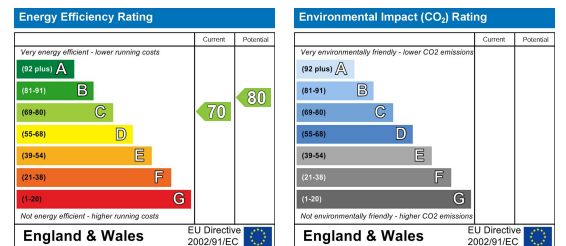
Floor Plan



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.