

HUNTERS®

HERE TO GET *you* THERE



Farrar Court

Leeds, LS13 3SP

£255,000



Council Tax: C



10 Farrar Court

Leeds, LS13 3SP

£255,000



- Charming modern semi-detached home
- Three bedrooms plus occasional room in the roof
- Neutrally decorated throughout
- Spacious living room
- Spacious kitchen with dining area
- Conservatory with garden views
- Gas central heating
- Parking for 2 cars
- Perfect for shops/schools
- Lovely rear garden

Welcome to this, modern style semi-detached home that is now on the market and up for grabs! It's neutrally decorated throughout, giving you a blank canvas to add your personal touch and has the benefit of a occasional room in the roof space , which the current owner uses as a bedroom, but does not have building regulation sign off.

The property boasts a spacious LIVING room with a warming gas fire and a laminated wood floor. The large front window fills the room with natural light and the staircase leads you to the first floor.

The heart of the home is the KITCHEN/DINER, which features ample units and drawers, a worktop with a sink, and oven & hob appliances. There's also plenty of room for a washer and a fridge freezer. What's more, the kitchen also offers a dining space where family meals can turn into lasting memories.

The property has THREE lovely bedrooms. Bedroom 1 features built-in wardrobes, two front windows and a storage cupboard. Bedroom 2 is a generous double with eaves storage and three Velux windows. Bedroom 3 is uniquely split into 2 rooms, perfect for an office and a bedroom combination.

The BATHROOM features a white suite with a tiled floor and a mains shower over the bath.

One of the main selling points of this property is the CONSERVATORY extension leading from the kitchen. It provides great views of the nice rear garden, a perfect spot to unwind. The property also benefits from gas central heating, PVC double glazing, and parking for 2 cars. The rear garden is landscaped, fenced and gated with Astro- turf and paving.

The location is peaceful and boasts a strong local community, with public transport links, nearby schools, local amenities, parks and walking and cycling routes all on your doorstep. This home is ideal for families and couples alike. Welcome to your new home!

Tel: 0113 257 6198

SIDE ENTRANCE HALL

LIVING ROOM

16'2" x 13'5" (4.93 x 4.09)

KITCHEN/DINER

13'5" x 10'9" (4.09m x 3.29m)

CONSERVATORY

13'5" x 9'8" (4.09 x 2.96)

BEDROOM ONE

13'5" x 8'7" (4.09 x 2.64)

BEDROOM TWO

11'1" x 7'3" (3.39 x 2.21)

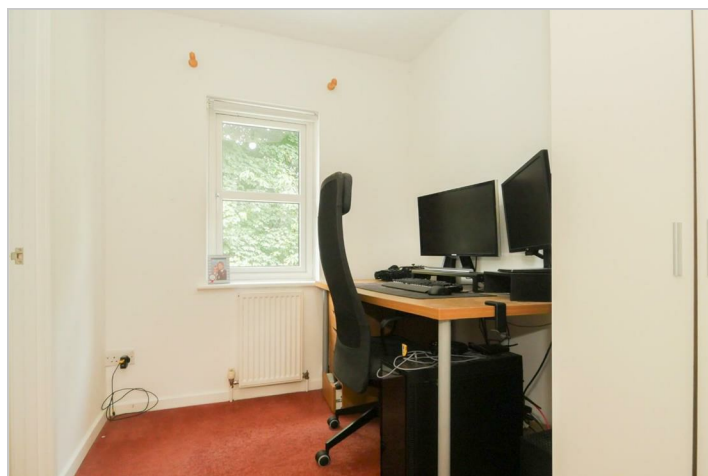
BEDROOM THREE

8'8" x 5'8" (2.65 x 1.74)

BATHROOM

7'3" x 5'8" (2.21 x 1.74)

OCCASIONAL ROOM IN THE ROOF



Road Map



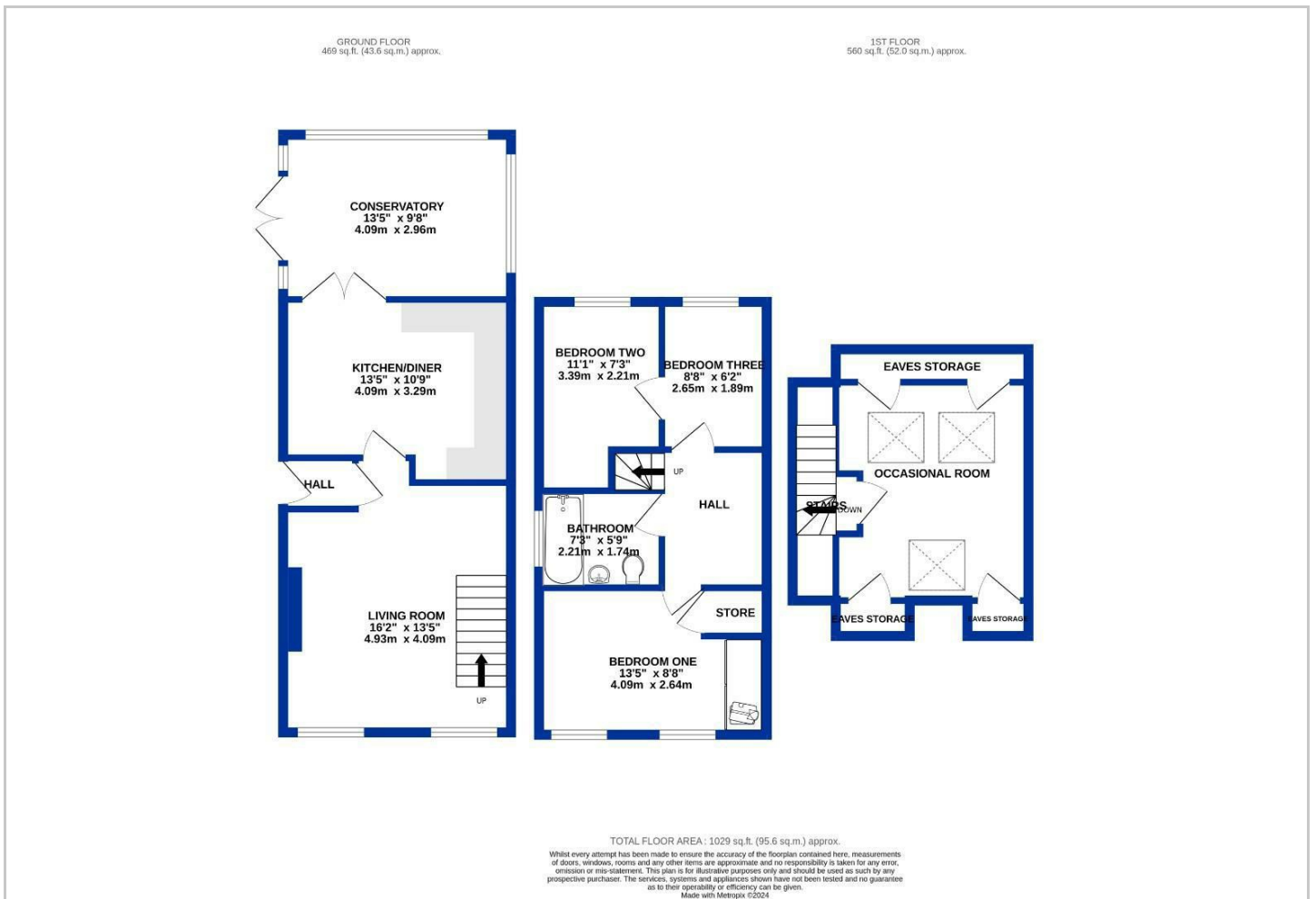
Hybrid Map



Terrain Map



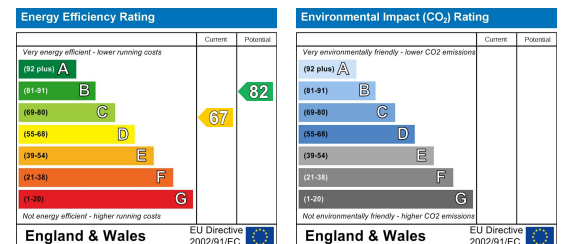
Floor Plan



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.