

HUNTERS[®]

HERE TO GET *you* THERE



Ring Road

Farnley, Leeds, LS12 5LU

£199,995



Council Tax: A



187 Ring Road

Farnley, Leeds, LS12 5LU

£199,995



- End of terrace house
- Tucked away location
- Stunning elevated valley view
- Three bedrooms
- Four-piece bathroom suite
- Open-plan kitchen
- Garden and workshop shed
- Double off-street parking
- Well-proportioned reception room
- Close to public transport

Welcome to this charming END TERRACE, available for sale in a private location, set back from the road, and tucked away from the hustle and bustle. This lovely property is in good condition and offers the tranquillity of a no through-traffic, yet it is conveniently close to public transport links and Leeds.

The house features a well-proportioned LIVING ROOM with a cozy electric fire, carpet flooring, and an attractive ceiling rose, creating a warm ambience. Double doors lead through to an open-plan KITCHEN, equipped with a double oven, gas fire, and a separate area for white goods. A tiled splashback adds a touch of class to the space, and patio doors provide convenient access to the rear garden.

Upstairs, the property boasts THREE lovely bedrooms. The first is a spacious double with fitted mirror wardrobes, offering a stunning valley view. The second double also offers plenty of space, complete with fitted cupboard storage, and a serene outlook over the rear garden. The third bedroom, a single, is perfect as a bedroom or even a HOME OFFICE.

The good-sized BATHROOM comprises a FOUR-PIECE SUITE and a heated towel rail, providing a little touch of luxury.

Outside, the property benefits from a lovely, tiered garden and an OUTDOOR WORKSHOP – fitted with power and electrics, it's perfect for a wide range of uses. The tiered garden features a lower decking, a larger grassy area and patio terrace at the top. There's allocated double parking, and the elevated position of the house commands a quiet and private outlook to the front.

This property is ideal for first-time buyers, families, and couples alike. Plus, the council tax band for this property is A, which is an added bonus.

In summary, this is a fantastic opportunity to acquire a home in a desirable location that combines convenience and tranquillity.

This charming END TERRACE tucked away from the road in an elevated private location, offers commanding views of the valley, a warm reception room, an open-plan kitchen, three bedrooms, a luxurious 4-piece bathroom, a garden with a workshop shed, double parking, and is ideal for first-time buyers, families, and couples, all within the affordable council tax band A.

HALLWAY

KITCHEN/DINER

17'5" x 11'0" (5.31m x 3.37m)

LIVING ROOM

11'1" x 10'8" (3.39m x 3.26m)

LANDING

BEDROOM ONE

11'1" x 10'8" (3.39m x 3.26m)

BEDROOM TWO

11'0" x 9'8" (3.37m x 2.95m)

BEDROOM THREE

7'11" x 6'8" (2.43m x 2.05m)

BATHROOM

8'1" x 7'8" (2.47m x 2.36m)

OUTSIDE WORKSHOP



Road Map



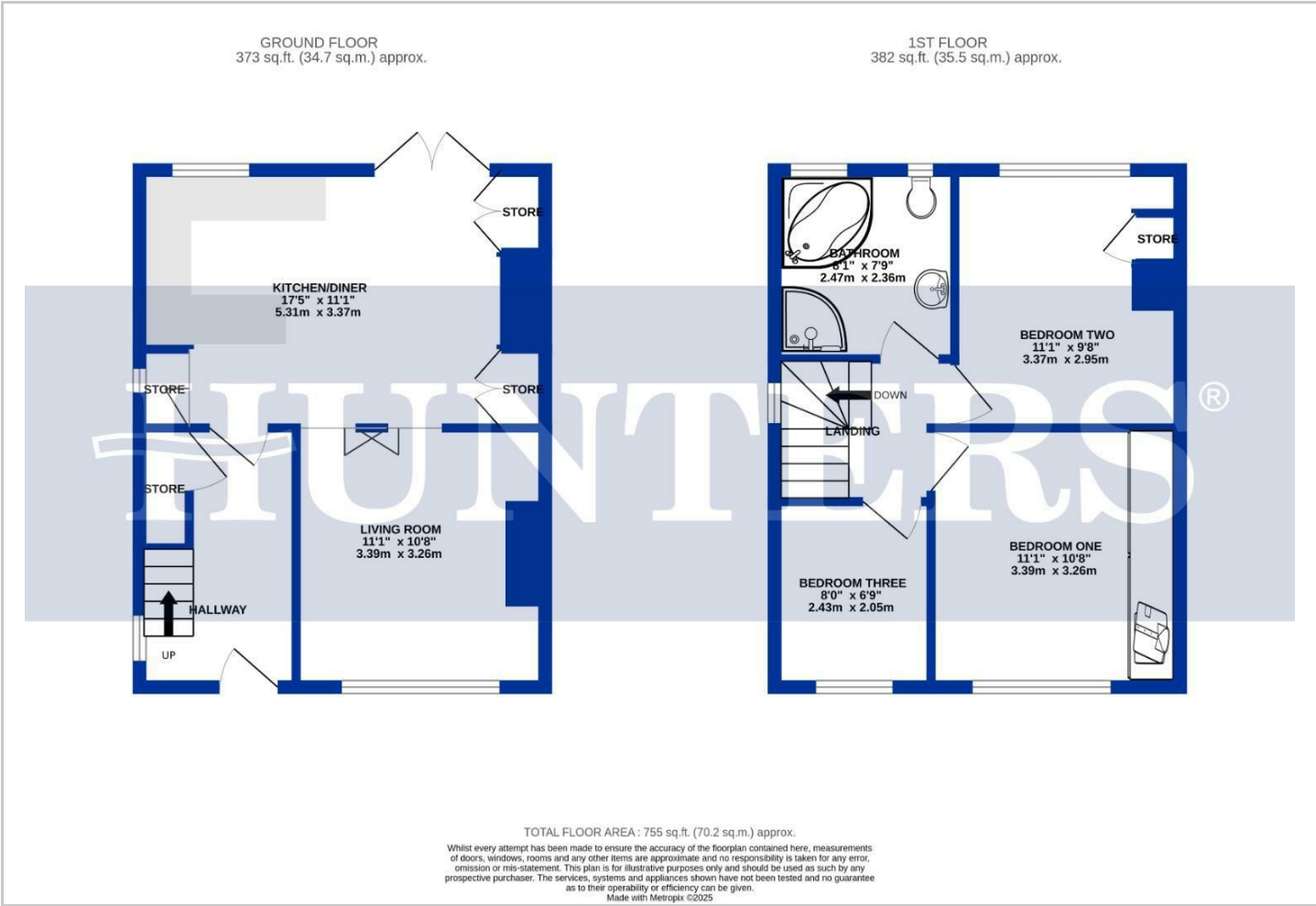
Hybrid Map



Terrain Map



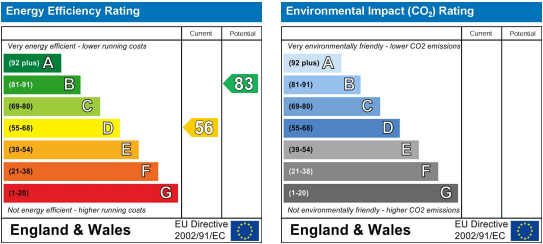
Floor Plan



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.