

HUNTERS[®]

HERE TO GET *you* THERE



Edward Way

New Farnley, Leeds, LS12 5FB

£295,000



Council Tax: B



13 Edward Way

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£295,000



- Modern designed terraced
- Three generous bedrooms
- Well equipped kitchen with dining space
- Fully integrated appliances
- En-suite master bedroom
- With walk in wardrobes
- South-facing rear garden
- Solar panels with rebate
- Parking for two cars
- Perfect for commuting links

This immaculate modern terraced house, ideal for first-time buyers and families, offers 3 bedrooms, a modern kitchen/diner, and a spacious reception room in a sought-after location near Leeds and Bradford, featuring solar panels, a south-facing garden, and parking for 2 cars.

Welcome to this immaculate modern terraced house that's for sale and waiting for its new owners to enjoy a delightful home. This property is nestled in a sought-after location, with excellent public transport links and proximity to local amenities, green spaces, walking and cycling routes, and commuting options to Leeds and Bradford.

The house is a perfect fit for first-time buyers and young families, offering 3 well sized bedrooms, One generous sized living room, and a modern well-equipped kitchen/diner. The master bedroom is a delightful double, complete with walk-in wardrobes and an EN-SUITE shower-room. The second bedroom is also a double, ideal for children or guests, while the third can serve as a comfortable single room or a home office.

Your culinary adventures await in the well-appointed kitchen. It boasts dining space, ample storage units, and quality worktops with a sink. You will also find an induction hob, a double oven, and a washer/dryer. There's even a built-in fridge/freezer and double doors that open to the garden, enhancing your cooking experience with a view.

The reception room is light and spacious, with a built-in storage cupboard and a staircase leading to the upstairs. A heated towel rail, fresh white suite, and glass screen with a shower mark the stylish house bathroom.

Unique features abound in this property. From solar panels on the roof with a rebate and made-to-measure blinds to quality carpets and a south-facing rear garden, every element has been thoughtfully included. You'll also find parking at the front for 2 cars, fresh neutral décor throughout, a house builders guarantee, and it's ready to move into. This property is more than just a house, it's a home waiting to be filled with life and love.

Tel: 0113 257 6198

FRONT HALL

DOWNSTAIRS WC

LIVING ROOM

17'9" x 10'3" (5.42 x 3.14)

KITCHEN/DINER

14'2" x 8'0" (4.32 x 2.45)

BEDROOM ONE

13'8" x 8'0" (4.18 x 2.45)

EN-SUITE SHOWER-ROOM

8'1" x 6'4" (2.47 x 1.94)

BEDROOM TWO

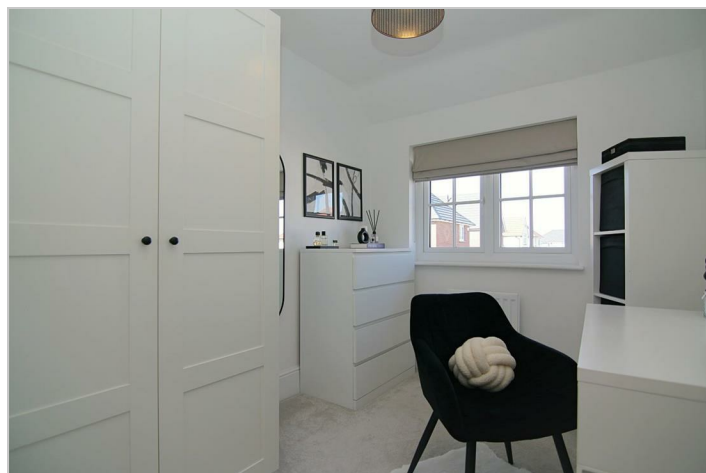
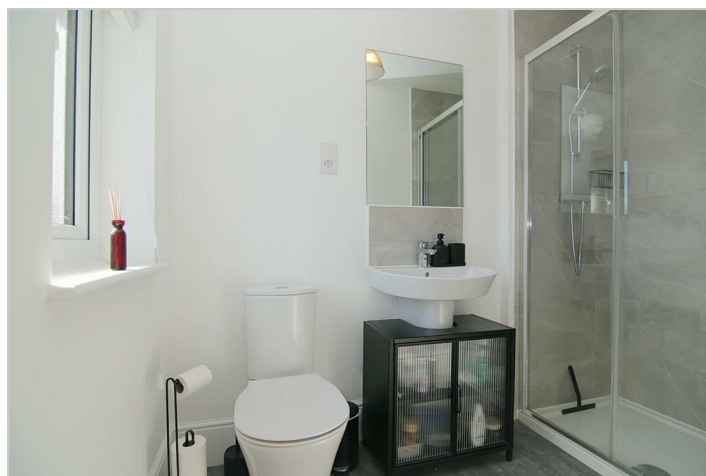
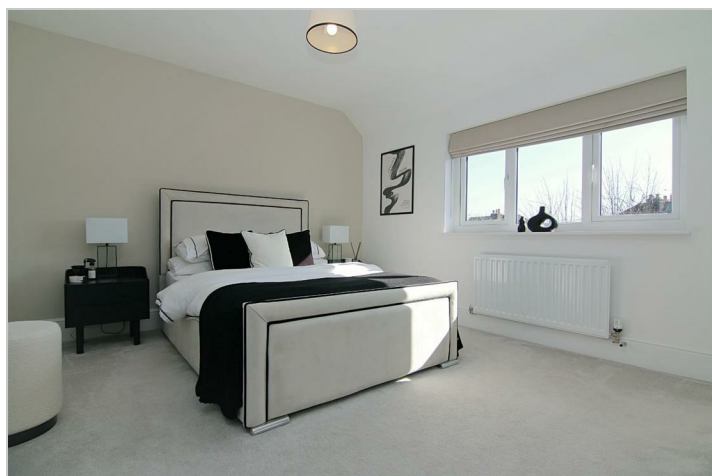
10'5" x 8'9" (3.18 x 2.68)

BEDROOM THREE

8'9" x 7'5" (2.68 x 2.28)

BATHROOM

7'1" x 6'0" (2.16 x 1.84)



Road Map



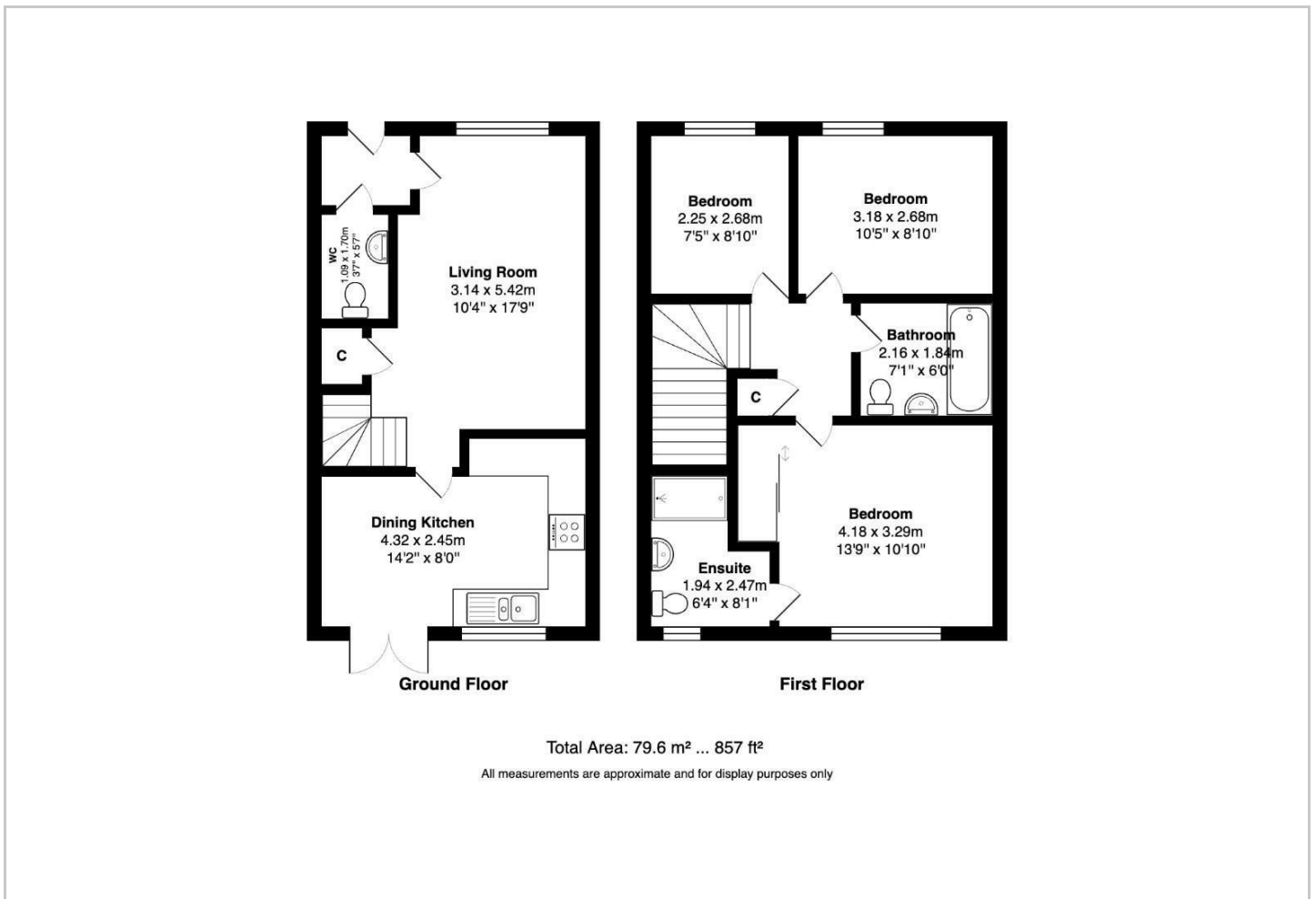
Hybrid Map



Terrain Map



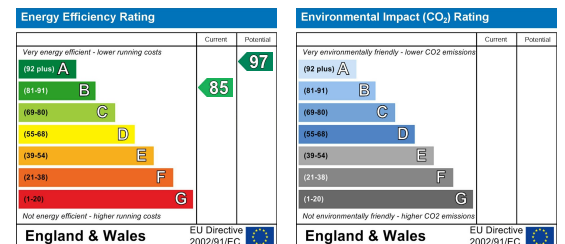
Floor Plan



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.