

# HUNTERS®

HERE TO GET *you* THERE



## Lawns Green

New Farnley, Leeds, LS12 5RR

Chain Free £269,950



Council Tax: C





# 20 Lawns Green

New Farnley, Leeds, LS12 5RR

## Chain Free £269,950



- Immaculate detached house
- Contemporary finish
- Elegant kitchen with quality fixtures
- Inviting family reception room
- South-facing garden
- Three lovely bedrooms
- Garage and off-street parking
- Fresh bathroom suite
- Blank canvas for personal touches
- Council tax Band C, - EPC: C

Welcome to this IMMACULATE DETACHED house, brimming with charm and opportunity. This delightful property is for sale, featuring THREE lovely bedrooms, a spacious living room, a beautiful kitchen diner and a modern bathroom.

Let's begin our tour through the PORCH ENTRANCE and into the LIVING ROOM, a lovely family space that boasts an electric fire and a feature bow window. It's a blank canvas, ready to accommodate your family's needs and tastes.

The heart of this home is the spacious KITCHEN DINER. Bright and welcoming, it's perfect for entertaining or enjoying a relaxed family meal. It's complete with a BOSCH oven and extractor, solid oak units, and gleaming granite worktops. French doors with integrated blinds open to the SOUTH-FACING GARDEN, perfect for hosting summer events. There is also the added benefit of a PANTRY cupboard with shelving under the stairs, plumbed for white goods, electrical points and storage space. Under-cupboard spotlights add a touch of elegance, while KARNDEAN flooring adds to the overall quality and durability.

The property offers THREE BEDROOMS. The main bedroom is a well-sized double, bright and airy with a fitted store cupboard and TV sockets. The second bedroom is also a double, south-facing for plenty of sunshine, with fitted wardrobes and a lovely garden view. The third bedroom, a single room, offers versatile use - it could be a lovely third bedroom or a potential HOME OFFICE for those that work from home!

The BATHROOM is fresh and bright, with a heated towel rail and a white three-piece suite, including a bath with an over shower.

Outside, the property benefits from a GARAGE, plenty of OFF-STREET PARKING and a private, SOUTH-FACING GARDEN that's south-facing. The house is alarmed and fitted with high-security locks for your peace of mind.

Located in a sought-after area close to LEEDS, the property is within easy access to public transport links, nearby schools, local amenities, parks, and excellent walking routes through the desirable green spaces around. This house is IDEAL for first-time buyers, couples or families seeking an excellent home in a friendly neighbourhood.

### DINING KITCHEN

15'1" x 11'5" (4.62m x 3.50m)

### LIVING ROOM

15'1" x 11'5" (4.62m x 3.49m)

### BEDROOM ONE

13'5" x 10'11" (4.09m x 3.35m)

### BEDROOM TWO

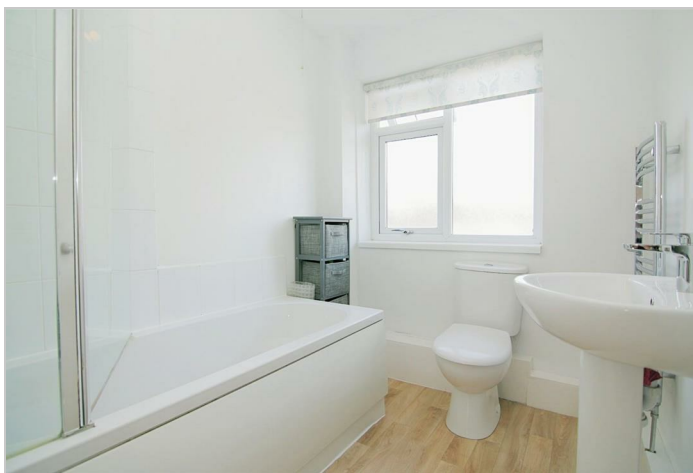
12'3" x 8'10" (3.75m x 2.71m)

### BEDROOM THREE

8'5" x 6'1" (2.59m x 1.87m)

### BATHROOM

7'4" x 5'8" (2.26m x 1.75m)



Road Map



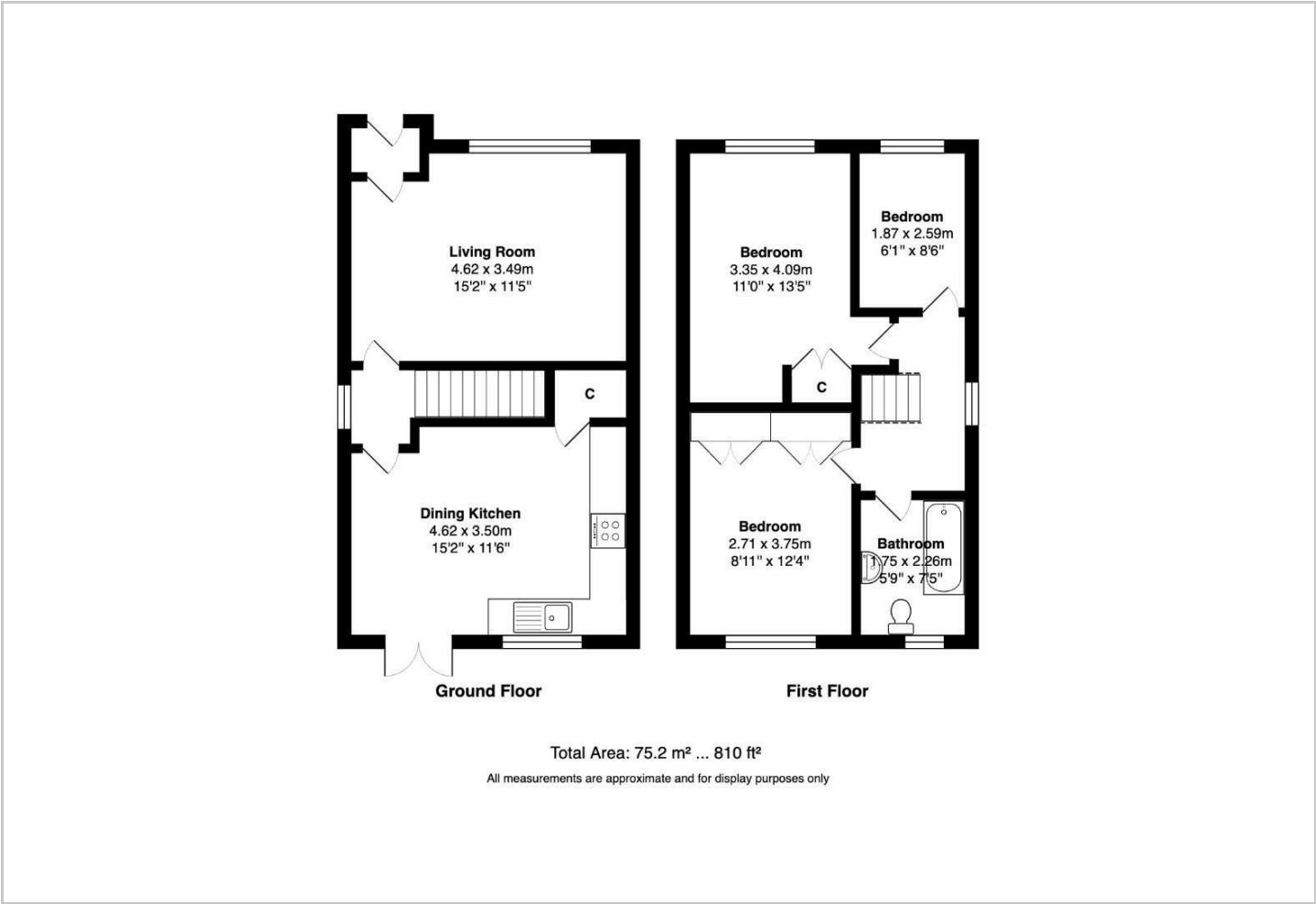
Hybrid Map



Terrain Map



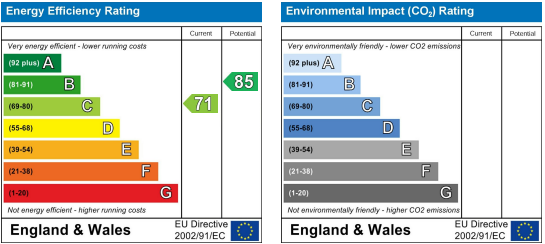
Floor Plan



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.