

# HUNTERS®

HERE TO GET *you* THERE



## Lawns Croft

New Farnley, LS12 5RL

£227,500



Council Tax: B





# 19 Lawns Croft

New Farnley, LS12 5RL

£227,500



- Charming semi-detached property
- Good condition throughout
- Open-plan kitchen with dining space
- Light and spacious feel
- Detached garage and well-established gardens
- Three bedrooms/ home office
- Modern bathroom with P-shaped bath
- Convenient location with village amenities
- Outstanding Farnley Academy School
- Transport links to Leeds and motorways

### \*\*\*CHAIN FREE\*\*\*

A charming modern style semi-detached property in good condition, featuring a light and spacious feel, open-plan kitchen/diner, well-established gardens, and convenient location to the village and with transport links to Leeds and the motorway network.

Welcome to this charming modern style semi-detached property, located in an urban area with fantastic transport links to Leeds. This lovely home offers a light and spacious feel throughout, creating a warm and inviting atmosphere for families and couples alike.

As you enter, you'll find a well-maintained property in good condition. The open-plan KITCHEN with dining space is a highlight, featuring built-in appliances and stylish understair storage. The LIVING ROOM boasts a cozy living flame gas fire and French doors that lead out to the well-established rear garden, perfect for entertaining guests or enjoying some peaceful moments outdoors.

The property comprises THREE bedrooms, catering to different needs. The first and second bedrooms are both doubles, complete with built-in wardrobes for ample storage space. The third bedroom is a single room, which could also be used as a convenient home office, providing flexibility to suit your lifestyle.

The BATHROOM is modern and functional, equipped with a P-shaped bath, an electric shower over the bath, and a heated towel rail for added comfort.

Outside, you'll find a detached GARAGE and beautifully landscaped gardens, offering a delightful place to relax and enjoy some green spaces. The property also benefits from being adjacent to open fields, ideal for country walks and cycling routes.

This property is conveniently located near local village amenities, with a strong community vibe and an excellent chippy and Co-Op, as well as the outstanding Farnley Academy school and the nearby park and New Farnley cricket club, ensuring easy access to everything you need and the property meets modern standards and provides a comfortable living environment.

Don't miss your chance to make this charming semi-detached property your new home. Contact us today to arrange a viewing!

Tel: 0113 257 6198

### LIVING ROOM

15'1" x 12'7" (4.61 x 3.85)

### KITCHEN/DINER

14'1" x 12'0" (4.31 x 3.68)

### BEDROOM ONE

12'11" x 8'7" (3.96 x 2.64)

### BEDROOM TWO

11'4" x 8'7" (3.47 x 2.62)

### BEDROOM THREE

10'2" x 6'1" (3.11 x 1.87)

### BATHROOM

6'6" x 6'1" (2.00 x 1.86)





Road Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**

**First Floor**

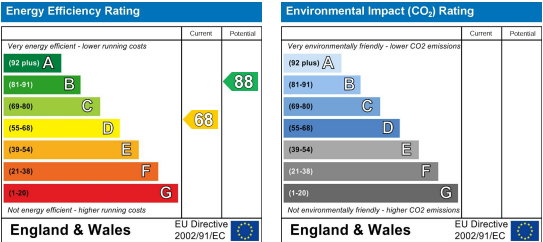
Total floor area 73.3 m<sup>2</sup> (789 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.