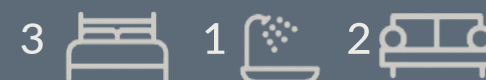


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Offers in excess of £340,000



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Property Details

- **Exceptional Semi Detached Dorma Bungalow**
- **Underhouse Garage and Adjoining Workshop**
- **Three Double Bedrooms**
- **Spacious Family Bathroom**
- **Superb Open Plan Kitchen/Dining and Family Room**
- **Enclosed, Fully Landscaped South Facing Rear Garden**
- **Extensive Off-Street Parking**
- **Within Catchment of Highly Regarded Schools**
- **Stunning Views**
- **Scope for Further Development STP**

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Property Description

An EXCEPTIONAL, extended three-bedroom semi-detached dorma bungalow with stunning views of green belt farmland and far reaching views of the city scape, an extensive private driveway and beautifully landscaped SOUTH FACING rear garden including a sheltered hot tub - all within catchment of one of the UK's most highly regarded secondary schools and close to excellent commuting links! This beautifully presented family home has undergone modernisation throughout to include new carpets, flooring and neutral decoration, plus a refurbished utility room and extensive improvement to the rear garden. There is an under-house GARAGE and ADJOINING WORKSHOP which is ideal for conversion, plus additional space within the property's eaves offering scope for the inclusion of further first floor bedrooms (STP).

INTERIOR

Ground Floor: The property's main point of access is through a front door opening onto spacious ENTRANCE HALLWAY incorporating a generous under stairs storage cupboard. From here can be accessed a double BEDROOM (used by the current owners as a home office and workspace). To the other side of the hallway is a large UTILITY incorporating a WC. The utility has been beautifully modernised to feature wall and base storage units with a full length worksurface with space and plumbing beneath for a freezer, washing machine and tumble dryer, plus a composite sink/drain. To the end of the entrance hallway can be accessed the LIVING ROOM - a spacious, fully carpeted room overlooking surrounding farmland through two double glazed windows. From the living room, double internal doors lead through to an impressive open plan and fully extended DINING ROOM flooded with natural light through multiple skylights dual aspect double glazed windows and patio doors opening directly onto a raised deck. The dining room and adjoining KITCHEN are most definitely one of the STANDOUT FEATURES of this property, flooded with natural light and a great flow which would suit any busy family! The kitchen itself featuring a selection of modern gloss walk and base units, incorporating an integrated dishwasher, fridge/freezer, sink/drain and oven/grill. First Floor: A split level, fully carpeted staircase rises to the first-floor landing, leading to two double bedrooms and the luxurious and much larger than average FAMILY BATHROOM comprising a generous shower cubicle, separate fitted bath, WC and sink with bespoke storage unit surround plus an illuminated cabinet above. BEDROOM 1 includes full width fitted wardrobes with sliding mirrored doors, plus spectacular views through the double-glazed window. BEDROOM 2 is another generous double bedroom, also enjoying fabulous views to the rear.

EXTERIOR

To the front is an extensive, gated private driveway offering parking for several vehicles plus a motor home/caravan. Accessed from the side of the property is an under-house GARAGE with electric door and separate WORKSHOP/STORAGE UNIT also housing the property's boiler. This offers excellent scope for conversion STP. To the rear, a gate opens onto the enclosed and beautifully landscaped garden with extensive raised deck incorporating a charming fish pond. Steps from the decking lead down to a low maintenance, high quality artificial lawn and sheltered, decked hot tub area - absolutely ideal for relaxing or entertaining, whilst taking in the wonderful surrounding views.

Gallery



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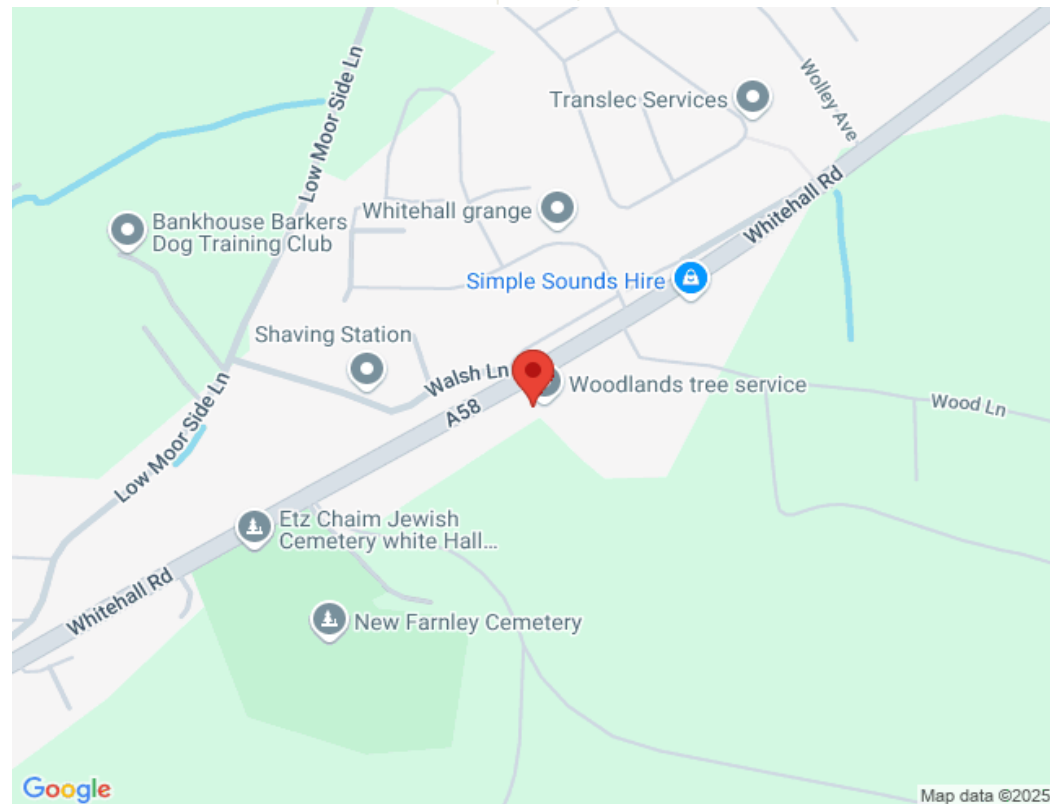
Property Details

Area Description

LOCATION

The property is situated in an ideal spot close to excellent transport links, just a short drive to Leeds City Centre. with nearby Drighlington, Morley and Pudsey offering a wealth of local amenities, shops and restaurants, whilst at Birstall can be found cinema complex and IKEA. New Farnley village offers easy access to both Leeds and Bradford via the A58 (Whitehall Road) whilst the M62/M621 and A6110 are also within easy reach from this location. There is a bowling club, cricket club plus multiple picturesque walks and trails nearby.

SCHOOLS It is important to note that the property sits within catchment of the highly regarded 'Farnley Academy', not only rated as 'OUTSTANDING' by OFSTED but also featured in 'The Good Schools Guide' 2023. In addition, the property is within easy reach of a number of good primary schools and nurseries.



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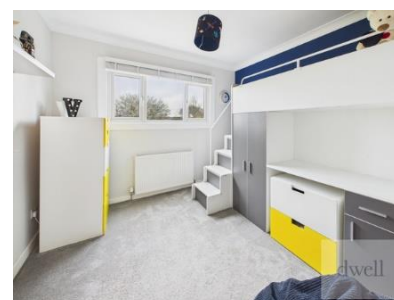
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Floor Plan

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Floor Plan - Total floor area 137.88



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy
Performance
Rating

D