



**Stoneacre**  
Properties



**Farndale Gardens, Leeds, LS14 5BU**

**£165,000**

Offered to the market is this spacious three bedroom mid terrace house located on Farndale Gardens, Leeds. The property is situated in a sought after located close to all local amenities including: shops, schools and transport links. The property breifley comprises of: entrance, lounge, guest w.c, kitchen, reception room, first floor landing, three bedrooms and bathroom. Externally the property benefits from a low maintanance garden with gravel laid to the front and rear elevation. This property is perfect for investor or first time buyers. To arrange your viewing please contact the office.

## ENTRANCE

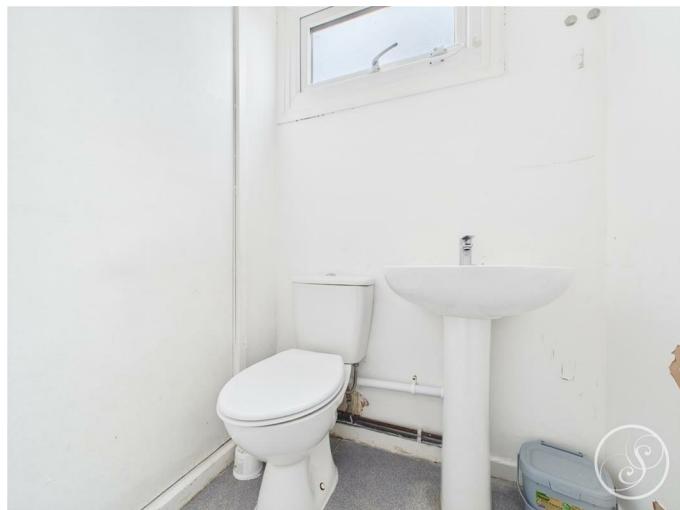
Door to the front elevation.

## LOUNGE



Double glazed window to the front elevation. Central heating radiator.

## GUEST W.C.



Window to the front elevation. Low flush w.c. Wash hand basin.

## KITCHEN



Range of wall and base units. Double glazed window to the rear elevation. Integrated oven with gas hob and extractor fan above. Sink and drainer. Plumbing for washing machine. Space for frdg/freezer.

## RECEPTION ROOM



Window to the rear elevation. Central heating radiator.

## FIRST FLOOR LANDING

Loft access.

## BEDROOM ONE



Window to the front elevation. Fitted wardrobes. Central heating radiator.

## BEDROOM TWO



Window to the rear elevation. Storage cupboard. Central heating radiator.

## BEDROOM THREE



Window to the front elevation. Central heating radiator.

## WET ROOM



Window to the rear elevation. Low flush w.c. Wash hand basin.

## EXTERNAL



Externally the property benefits from a low maintenance garden with gravel to the front and rear elevation.

## AGENT NOTE

We have been advised that this property is of Non standard construction. (Lindsey Parkinson Parkwall)

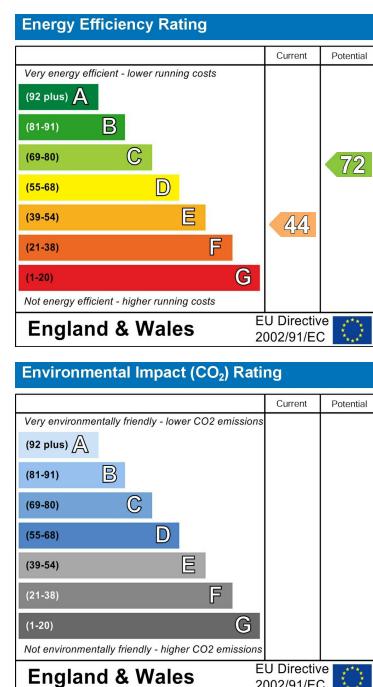
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

