KATH | WELLS

ESTATE AGENTS & VALUERS

16 Forge Row
Leeds

5 Bedroom House - Detached
£615,000

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Garden Cottage, 16 Forge Row, Farnley, Leeds, West Yorkshire, LS12 5DN

GROUND FLOOR:

Porch

Access via a part glazed front entrance door, store cupboard.,

Lounge Area:

From the entrance porch, stairs rising to the first floor, storage cupboard, central heating radiator, currently used as a tele room / lounge space

Living Room:

Double glazed windows, television point, central heating radiator, a great size with ample space for living room furniture

Modern Fitted Dining Kitchen:

Double glazed French doors giving access to the rear garden, double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, eye level oven / grill, inset sink & drainer, integral dishwasher, ample space for a fridge / freezer, a good sized kitchen island, central heating radiator, ample space for a dining table & chairs, access to the utility area

Utility Area:

Plumbing for an automatic washing machine, provides a useful storage space

Bedroom Four:

Double glazed Velux window, fitted wardrobes, central heating radiator

En-suite Shower Room / WC:

A modern suite comprising of a glazed shower cubicle with a shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer, Spanish porcelain tiles

Bedroom Five:

Double glazed window, central heating radiator

Downstairs WC:

Double glazed window, low flush WC, wash basin

FIRST FLOOR:

Landing:

Velux window, access to the first floor accommodation, central heating radiator, television point

Bedroom One:

Double glazed Velux windows, central heating radiators, open to the En-suite Bathroom / WC

En-suite Bathroom / WC:

Double glazed Velux windows, a modern white suite comprising of a panelled bath, a separate glazed shower cubicle with a plumbed shower above, low flush WC, two wash basins both set into a vanity unit, central heating radiator, Spanish porcelain tiled

Bedroom Two:

Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Three:

Double glazed Velux window, central heating radiator

Family Bathroom / WC:

Double glazed window, a modern suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, central heating radiator

TO THE OUTSIDE:

Gardens:

To the rear of the property there is a great sized garden comprising of a good sized lawn space, a paved & decked patio and is fully enclosed. This garden is a perfect entertainment space and would make a great space for alfresco dining. There is also outdoor lighting surrounding the property.

Off Street Parking / Driveway / Single Garage:

A shared driveway to the side of the property contains parking for four cars. The garage provides an additional space and a great outside storage space.

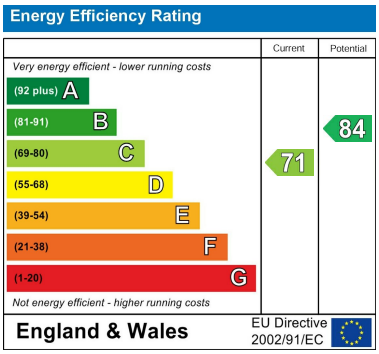
Council Tax Band & EPC Rating:

Council Tax Band: E / EPC Link: tba

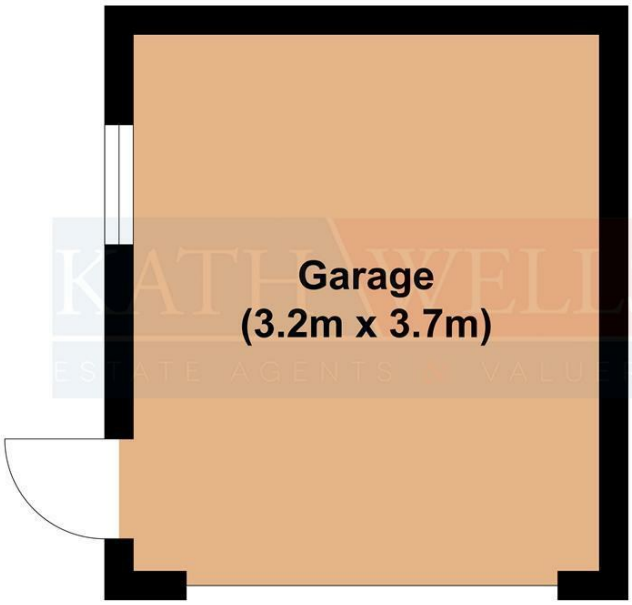
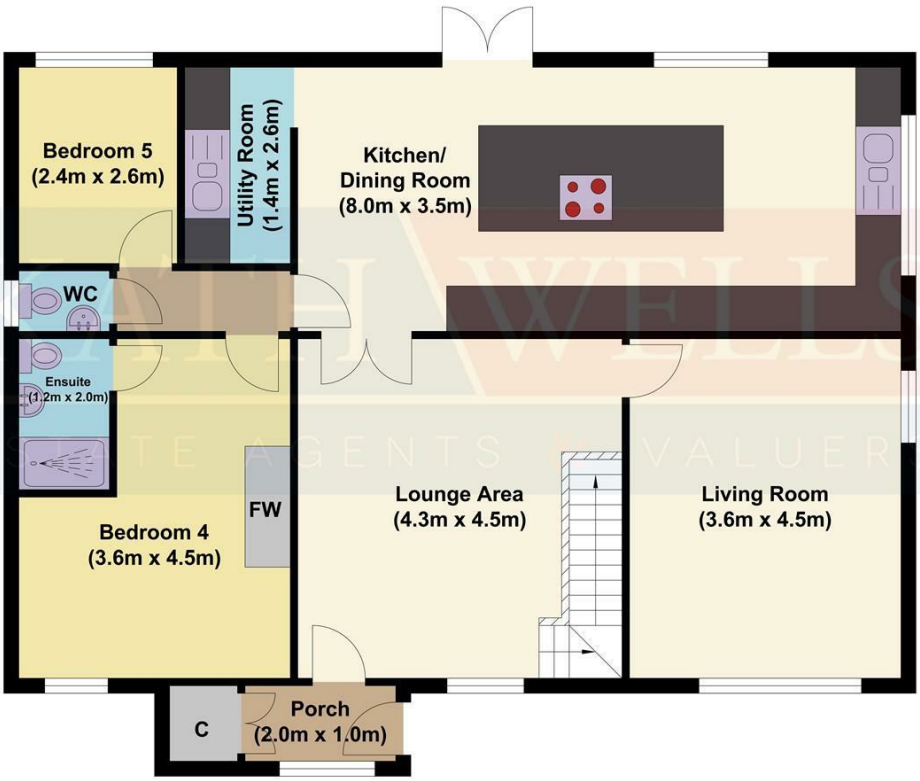
EPC Link:

tba

Energy Efficiency Graph



Floor Plan



Ground Floor