



Maple Croft, New Farnley LEEDS LS12 5RU

welcome to
Maple Croft, New Farnley LEEDS

Beautifully presented four-bedroom detached home occupying a desirable corner plot with excellent kerb appeal. Featuring owned solar panels, a garage with electric door, dual aspect lounge with lovely views, separate dining room, modern kitchen diner with breakfast bar, downstairs WC.



Property Information

Occupying an enviable corner plot position with excellent kerb appeal, this beautifully presented modern detached home offers stylish and spacious accommodation ideal for family living.

From the moment you arrive, the property impresses with its contemporary appearance, complemented by attractive white guttering and downpipes, a neat frontage, owned solar panels, and a UPVC double glazed entrance door beneath an attractive rain canopy. The property also benefits from a single garage with electric remote-controlled door and ample driveway parking.

Entrance Hall

Accessed via a uPVC double glazed front entrance door with attractive rain canopy above, the welcoming entrance hall provides access to the principal ground floor rooms and staircase leading to the first floor.

Downstairs Wc

Fitted with a low flush WC and wash hand basin, providing a practical convenience for family living and visiting guests.

Cloakroom

Located to the rear of the property, offering useful storage space for coats, shoes and household items.

Lounge

A beautifully presented and generously proportioned dual aspect lounge, enjoying an abundance of natural light together with lovely open views. This inviting reception room provides the perfect space for both relaxation and entertaining.

Dining Room

A well-proportioned separate dining room offering ample space for a family dining table and chairs, making it ideal for formal dining and family gatherings.

Kitchen Diner

The heart of the home is the modern fitted kitchen diner, thoughtfully designed with a range of contemporary units, ample worktop space and an attractive breakfast bar, providing an ideal social space for everyday living and entertaining.

Landing

The landing houses the boiler and provides access to four well-proportioned bedrooms and the family bathroom.

Bedroom One

Bedroom One is a spacious principal suite featuring double fitted wardrobes and a stylish en-suite shower room.

En-Suite

Fitted with a modern suite comprising shower enclosure, wash hand basin and low flush WC.

Bedroom Two

A generous double bedroom with fitted wardrobes.

Bedroom Three

A versatile room currently suitable as a single bedroom, nursery or home study, ideal for those working from home.

Bedroom Four

provides additional bedroom accommodation suitable for a growing family.

Bathroom

The family bathroom is fitted with a modern three-piece suite, comprising bath, wash hand basin and WC.

Outside

Positioned on a desirable corner plot, the property enjoys attractive gardens with a paved seating area ideal for outdoor dining, entertaining, or simply relaxing during the warmer months.

Garage

The garage with electric door and driveway provide

practical off-road parking

Solar Panels

The owned solar panels offer energy efficiency and reduced running costs.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- Beautifully presented modern detached home
- Corner plot position
- Owned solar panels
- Garage with electric door
- Downstairs WC

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117192 - 0004

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