

KATH WELLS

ESTATE AGENTS & VALUERS



19 Castle Ings Drive, Leeds, LS12 5EB

Offers In The Region Of £250,000

A beautifully presented and extended THREE BEDROOM Dormer Bungalow situated in a sought after area of New Farnley. The property is conveniently located for access to the Motorway Networks, well regarded primary and high schools, local amenities & bus routes, and countryside walks.

Briefly throughout and to the ground floor the property comprises of a CONSERVATORY to the rear giving access to the property, a DINING AREA with ample space for a dining table & chairs, a LARGE DOUBLE BEDROOM with a range of fitted wardrobes, a FAMILY SHOWER ROOM / WC, LIVING ROOM and a MODERN FITTED KITCHEN with a range of integral kitchen appliances (Fridge / Freezer, Dishwasher, Electric Oven / Grill). To the first floor, there are TWO GOOD SIZED BEDROOMS (one of which is a double bedroom), both bedrooms have built in storage cupboards. Externally the property benefits from GARDENS to the front and rear. A SHARED DRIVEWAY provides useful OFF STREET PARKING and access to a DETACHED SINGLE GARAGE WITH POWER. Local amenities are within walking distance. The Outer Ring Road, Leeds City centre, the Motorway Networks and Bramley & Cottingley Railway Stations are a short drive away making this property an ideal purchase for buyers wishing to live within commuting distance of the major commercial centres of West Yorkshire and beyond. Internal viewing can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

Council Tax Band: C / EPC Rating: E

GROUND FLOOR:

Conservatory:



Access via a part glazed entrance door, double glazed window, part glazed door giving access to the rear garden

Dining Area:



Stairs rising to the first floor accommodation, ample space for a dining table & chairs, central heating radiator, large under stair storage cupboard

Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, low flush WC, wash basin set into a vanity units, ladder style central heating radiator / towel warmer

Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes

Living Room:



Double glazed window, a fireplace & hearth with an inset electric fire, television point, central heating radiator, ample space for a range of living room furniture

Modern Fitted Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink & drainer, electric hob with an extractor fan above, integral kitchen appliances (electric oven / grill, dishwasher, fridge / freezer), Plumbing for an automatic washing machine, central heating radiator

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom Two:



Double glazed window, central heating radiator, built in storage cupboard

Bedroom Three:



Double glazed window, central heating radiator, built in storage cupboard, good sized single bedroom

TO THE OUTSIDE:



Gardens:



The front garden is low maintenance and partly enclosed. The rear garden has a paved patio and is fully enclosed with an outside tap.

Off Street Parking / Driveway / Single Garage:

A shared driveway provides off street parking for multiple cars, a detached garage with power provides useful space for storage and can be used for additional parking.

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: E

EPC Link:

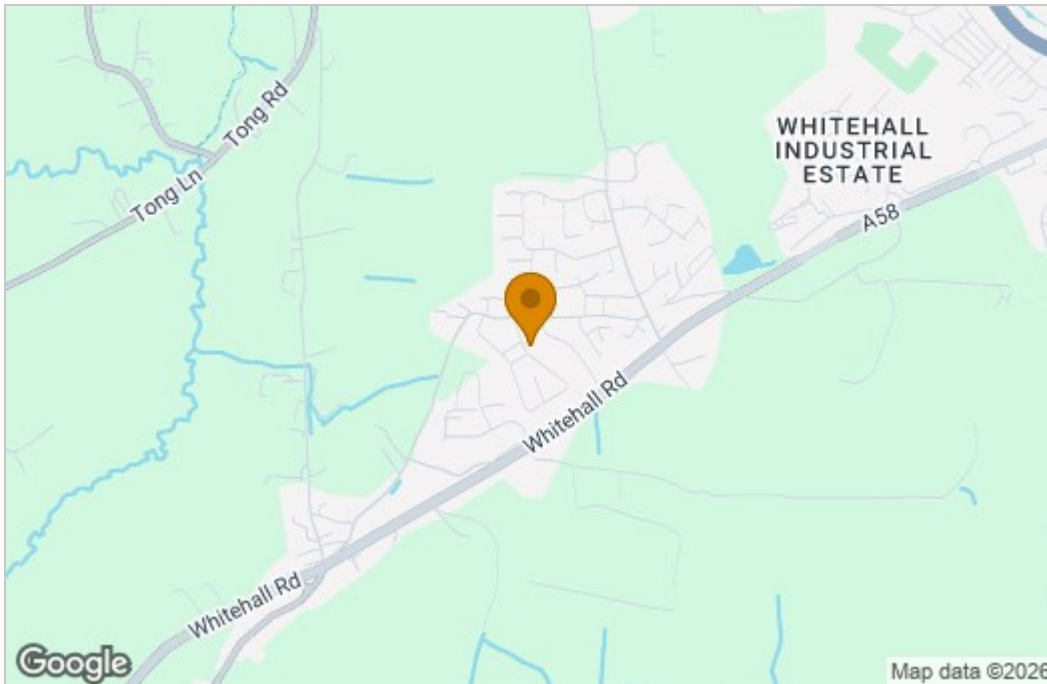
<https://find-energy-certificate.service.gov.uk/energy-certificate/0528-7057-7226-7300-2224>

Floor Plan

Ground Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.