KATH | WELLS

ESTATE AGENTS & VALUERS

129 Stonebridge Lane
Leeds



3 Bedroom House - Semi-Detached
£225,000

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129 Stonebridge Lane, Farnley, Leeds, West Yorkshire, LS12 5AQ

GROUND FLOOR:

Entrance Hallway:



Entrance via a UPVC half glazed front entrance door, central heating radiator, stairs to the first floor.

Living Room:
16'02" x 14'09"





Double glazed window, fire place & hearth, television point, central heating radiator

Fitted Dining Kitchen:
18'08" x 9'02"







Double glazed windows, access to the conservatory, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor hood above, built under oven / grill, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer

Conservatory:
9'07" x 11'07"



UPVC french doors leading to the rear garden, wood flooring, blinds to all windows.

FIRST FLOOR:

Landing:



Double glazed window, access to the first floor accommodation, access to a loft space

Bedroom One:
12'11" x 11'05"



Double glazed window, central heating radiator, fitted wardrobes

Bedroom Two:
10'06" x 10'03"




Double glazed window, central heating radiator

Bedroom Three:
7'06" x 6'06"



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath, low flush WC, wash basin, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:

Gardens:




To the front there is a low maintenance garden with a lawn and flowerbeds with mature planting. The good sized rear garden is private and enclosed with a lawn, a raised decked patio and an outside tap.

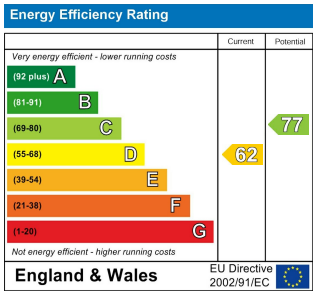
Off Street Parking / Driveway:



There is a block paved driveway to the front providing useful off street parking.

Council Tax Band & EPC Rating:
Council Tax Band: B / EPC Rating: D

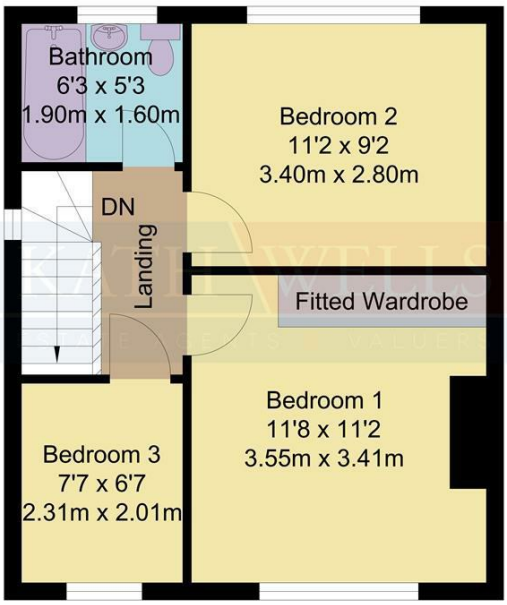
EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/0993-0207-0604-0629-2104



Floor Plan



Ground Floor
Approx. 47.54 sqm.
(511.71 sqft.)



First Floor
Approx. 34.57 sqm.
(372.10 sqft.)