



3 Stephenson Way Leeds



4 Bedroom House - Detached £460,000

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3 Stephenson Way, New Farnley, Leeds, West Yorkshire, LS12 5RT

GROUND FLOOR:

Hallway:

Access via a front entrance door, central heating radiator, internal access to the integral garage / utility area

Cloakroom / WC:



Double glazed window, low flush WC, wash basin

Open Plan Living Room / Dining Area:



Double glazed windows, French doors opening onto the conservatory, open plan staircase rising to the first floor, a modern fireplace with an inset living flame gas fire, inset ceiling lights, engineered Oak flooring, ample space for a range of living room and dining room furniture

Orangery:



A double glazed orangery with a dwarf wall, double glazed French doors opening onto the rear garden, two modern central heating radiators, two remote controlled Velux windows with blinds

Fitted Breakfast Kitchen:



Double glazed window, two 'sun tunnels' throwing natural light into the room, a modern range of fitted wall, drawer & base units, quartz work surfaces, a range of integral appliances (electric double oven / grill, 5 burner gas hob, extractor hood, dishwasher, fridge / freezer), an inset sink and drainer, pelmet and plynth lighting, a dining / breakfast area with ample space for a table and chairs, vertical central heating radiator.

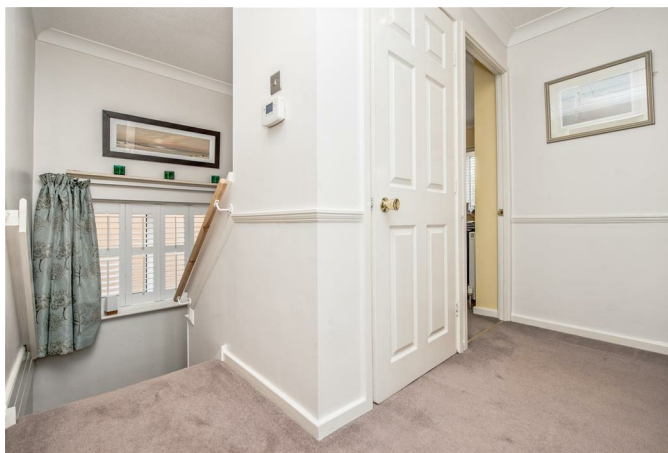
Snug / Study:



Double glazed window, engineered Oak flooring, a log effect living flame fire, central heating radiator

FIRST FLOOR:

Landing:



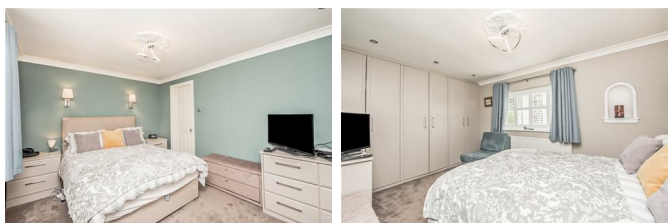
Double glazed window, access to the first floor accommodation, central heating radiator, storage cupboards, access to an insulated loft space

Separate WC:



Double glazed window, a modern white suite comprising of a low flush WC with a concealed cistern, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

Bedroom One:



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

En-suite Shower Room / Family Shower Room / WC



Used as an en-suite shower room for bedroom one / a family shower room: Double glazed window, a modern white suite comprising of a walk-in shower area with a glazed side screen and a plumbed shower, wash basin set into a vanity unit, low flush WC with a concealed cistern, modern tiling, extractor fan, ladder style central heating radiator / towel warmer

Bedroom Two:



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

En-suite Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed shower cubicle with shower, wash basin set into a vanity unit

Bedroom Three:



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

Bedroom Four:



Double glazed window, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden is mainly low maintenance with paved patio / seating areas, planted beds, an outside tap, external lighting and power points. The front garden has a lawn and a variety of ornamental shrubs and plants.

Double Garage:

A double garage with an electric door, power and light. There is a utility area to the rear of the garage with plumbing for an automatic washing machine and an internal door giving access to the hallway

Off Street Parking / Driveway:



A shared driveway with a 'ranch style gate' gives access to the property. A private block paved area and driveway provides usefull off street parking and access to teh double garage

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2717-8660-2826-3345>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Plan

Ground Floor



First Floor

