

HOME
MARKETING & MANAGEMENT

WOOD GROVE, FARNLEY LS12 5NN

£194,950



Well Presented Modern End Town House
2 Double Bedrooms
Dual Aspect Lounge / Diner
Modern Kitchen / White Bathroom
Large plot incl. Garage and Drive
Two-tier South-east Facing Rear Garden
Contemporary Décor
Gas C/H - uPVC D/G - Alarm
Popular Residential Area
Ideal for FTB / Professionals, No Chain











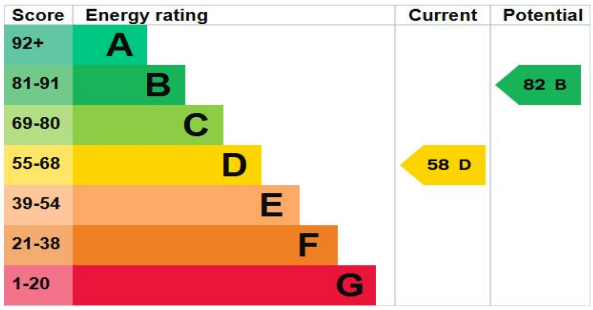

The graph shows this property's current and potential energy rating.

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GENERAL DESCRIPTION

Stylishly presented and recently redecorated, this modern brick-built end town house occupies a larger-than-average plot with driveway, garage and attractive private gardens. The property offers two spacious double bedrooms, with the master benefiting from far-reaching views. The open-plan living/dining room features a fireplace and rare dual aspect windows, creating a bright and welcoming space. A modern white gloss kitchen includes an integrated oven, hob and extractor, with space for a washing machine, fridge and freezer. The contemporary tiled bathroom has a useful side-aspect window. Further benefits include quality modern décor throughout, gas central heating with combination boiler, alarm system and white uPVC double glazing. Externally, there is a low-maintenance front garden, off road parking and a good sized single garage with power. The private two-tier rear garden combines lawn and patio areas and enjoys a desirable south east aspect, with additional garden space behind the garage. Situated on a highly regarded and well established development, the property provides excellent access to Leeds and Pudsey town centres, local schools, woodland walks, golf courses and leisure facilities. Formerly a show home and offered with No Chain, this is an excellent opportunity for a discerning first time buyer.

TENURE

Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 3' 6" x 3' 3" (1.09m x 1.01m)
LOUNGE & DINING AREA 18' 6" x 11' 2" (5.65m x 3.42m) max
KITCHEN 11' 3" x 6' 10" (3.45m x 2.09m) max
STAIRCASE & LANDING 6' 3" x 5' 5" (1.91m x 1.66m) max
DOUBLE BEDROOM 1 11' 4" x 10' 7" (3.46m x 3.24m) max
DOUBLE BEDROOM 2 11' 7" x 8' 2" (3.54m x 2.49m) max
BATHROOM 5' 11" x 5' 2" (1.81m x 1.59m)
GARAGE 18' 1" x 8' 0" (5.52m x 2.44m)

OPENING HOURS

Pudsey Office

Monday to Friday	**8.30am – 5.00pm**
Saturday	**9.00am – 1.00pm**
Sunday & Bank Holidays	**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

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