



Lawns House, Chapel Lane, New Farnley, Leeds, LS12 5DT

welcome to

Lawns House, Chapel Lane, New Farnley, Leeds

Set within peaceful woodland grounds behind newly fitted gates, this Grade II listed mid-terraced home offers three spacious bedrooms, a cosy gas-fired lounge, a modern kitchen diner with downstairs WC, smart-home features, and large gated grounds. Viewing is highly recommended.



Property Information

Set within peaceful woodland grounds and accessed through recently installed gates, this mid-terraced Grade II listed home on Lawns Drive, Chapel Lane, New Farnley offers an appealing blend of character and modern comfort. The property features three spacious bedrooms and retains a wealth of period charm, enhanced by high ceilings and large windows that bring in abundant natural light. A fully integrated smart-home system provides contemporary convenience, offering control over lighting and heating throughout the home. The generous kitchen diner has been stylishly modernised and is complemented by a convenient downstairs WC. The lounge provides a warm and inviting space, centred around a cosy gas burner that adds to the home's traditional appeal. Upstairs, the principal bedroom benefits from a luxurious en-suite, while the additional bedrooms are served by a newly refurbished family bathroom. With extensive gated grounds, a characterful setting, and thoughtful modern upgrades, this property offers a rare combination of heritage and practicality. Viewing is strongly recommended to appreciate its full charm.

Entrance Hall

The entrance hall features Karndean flooring, carpeted stairs leading to the first floor, spotlights, understair storage, and a radiator.

Kitchen Diner

The kitchen diner includes two double-glazed windows, wall and base units with worktops, tiled flooring, a stainless steel sink and drainer, tiled splashback, extractor fan, spotlights and downlights, with carpeted steps leading from the entrance hall; it is spacious with room for a table and chairs and features an integrated fridge freezer, range cooker, washing machine, and dishwasher.

Lounge

The lounge features wooden flooring, a gas burner set within an exposed brick fireplace, dual-aspect double-glazed windows, and double doors opening to the entrance hall.

Downstairs Wc

The downstairs WC includes tiled flooring, a radiator, a frosted double-glazed window, a WC, a wash basin, and a storage cupboard.

Landing

The landing has two double-glazed windows and stairs leading down to the ground floor.

Bedroom One

Bedroom One is a spacious room with high ceilings, wooden flooring, a double-glazed window, two radiators, and access to an ensuite.

Ensuite

The ensuite includes a walk-in shower, wash basin, WC, tiled flooring, a heated towel rail, an extractor fan, a skylight, and spotlights.

Bedroom Two

Bedroom Two is a spacious room with high ceilings, three double-glazed windows, carpet flooring, and two radiators.

Bedroom Three

Bedroom Three is a single bedroom or office space featuring Karndean flooring, a radiator, a double-glazed window, and access to the loft.

Bathroom

The bathroom includes a WC, wash basin, a bath with shower over and glass shower screen, tiled flooring, a heated towel rail, a skylight, and spotlights.

Loft Space

The loft space is part-boarded and insulated.

External

The external area includes a patio, steps leading to the front door, and large grounds with lawns, trees, hedges, and bushes, all set within a gated development.

Agents' Note

A service contribution of £50 per month is required for the maintenance of the communal grounds. The property is Grade II listed and located within a designated conservation area; please contact the agent for further details. The site does not permit the storage of boats, caravans, or mobile homes.



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welcome to

Lawns House, Chapel Lane, New Farnley, Leeds

- 3 SPACIOUS BEDROOMS
- CHARACTER FEATURES
- SPACIOUS KITCHEN DINER
- LARGE GATED GROUNDS
- VIEWING ADVISED

Tenure: Freehold
EPC Rating: D
Council Tax Band: D

offers over
£370,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY114558 - 0003

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