



Fearnville Place, Leeds LS8 3DX

welcome to

Fearnville Place, Leeds

This two-bedroom bungalow, located on a desirable, quiet street in the LS8 area of Leeds, offers fantastic benefits. Including good-sized front and rear gardens and a shared driveway running alongside the property. * Viewing is recommended.*



Fearnville Place

Porch

The porch offers a useful additional space, featuring a double-glazed window and external door. A further internal door from the porch provides direct access into the lounge.

Lounge

The lounge is a good size, featuring a large double-glazed window to the front and a fitted radiator.

Kitchen

The kitchen features a side double-glazed window and a side door providing access to the outside of the property. It is fitted with wall and base units, integrated appliances, and a built-in extractor fan. There is a sink with drainer and plumbing for washing machine.

Bedroom One

Bedroom One is a double bedroom featuring a side double-glazed window and a fitted radiator. It also includes built-in wardrobes, offering convenient additional storage.

Bedroom Two

Bedroom Two is currently used as an additional sitting room/ office. Positioned at the rear of the property, it is a good-sized space offering plenty of versatility. The room features a large fitted radiator. Large double-glazed sliding doors are positioned at the rear, that open directly into the garden.

Bathroom

The bathroom is located at the rear of the property and features a rear double-glazed window. It includes a bath with an overhead shower, toilet, and wash basin.

Outside

The property enjoys a lovely outdoor space. To the front, double gates open into an enclosed garden, which is partly laid to lawn with a planted border. A shared driveway runs along the side of the house leading to the rear.

The rear garden is also enclosed, featuring a lawned area, a graveled section, two garden sheds and a stunning apple tree. Overall, it offers a good-sized and versatile outdoor area.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Fearnville Place, Leeds

- BUNGALOW
- TWO BEDROOMS
- DOUBLE GLAZED SLIDING DOORS IN BEDROOM TWO
- FRONT AND REAR GARDENS
- SHARED DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109798 - 0006

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