

# HUNTERS®

HERE TO GET *you* THERE



## Bawn Walk

Farnley, Leeds, LS12 5QY

£145,000



Council Tax: A





# 5 Bawn Walk

Farnley, Leeds, LS12 5QY

£145,000



- Calling all investors and families!
- Four-bedroom end-of-terrace home
- Spacious kitchen diner with utility and ground floor WC
- Full-width living room bathed in natural light
- Three double bedrooms plus a single room/home office
- Private garden with fruit tree
- First-floor bathroom with walk-in shower
- Blank canvas for personalisation
- Close to local shops, schools, and transport links
- Council tax band 'A'

Located in a sought-after part of Armley, this SUBSTANTIAL FOUR-bedroom end-of-terrace home presents an ideal opportunity for buyers looking to personalise a property and add value. With ample internal space and a private rear garden, it's well suited to growing families, first-time buyers, or investors.

Inside, the home opens into a welcoming hallway with stairs rising to the first floor. The LIVING ROOM spans the full width of the property, benefitting from windows at both ends which fill the space with natural light — an ideal setting for relaxing or entertaining. The KITCHEN DINER offers generous cupboard and counter space, along with room for appliances, and is complemented by an adjoining UTILITY room and ground floor WC.

Upstairs, the accommodation comprises THREE well-proportioned DOUBLE bedrooms and a FOURTH single room, perfect for use as a child's bedroom, HOME OFFICE, or dressing room. The BATHROOM is fitted with a three-piece suite, including a walk-in shower.

To the rear, the property boasts a private GARDEN area with access to the road via shared steps. While the home would benefit from some cosmetic updating, it offers a fantastic blank canvas for those looking to tailor a property to their own tastes. Conveniently positioned for easy access to local shops, schools, and transport links into Leeds city centre.

LOCATION - Armley, Leeds, offers vibrant city living with a strong community spirit, located just over a mile from Leeds city centre and well served by excellent bus links and nearby rail stations. The area features a diverse mix of housing, from traditional Victorian terraces and spacious semis to modern apartments, appealing to a wide range of residents. Armley is home to a bustling high street with supermarkets, independent shops, cafés, pubs, and takeaways, along with leisure facilities including Armley Leisure Centre and Gotts Park Golf Club. Green spaces such as Gotts Park, Armley Park, and the nearby Leeds–Liverpool Canal towpath provide room for walking, cycling, and outdoor activities. With its affordable homes, excellent transport connections, and lively, down-to-earth atmosphere, Armley is a great choice for first-time buyers, young professionals, and families alike.

Tel: 0113 257 6198

### KITCHEN/DINER

15'01" x 9'86" (4.60m x 2.74m)

### LIVING ROOM

14'11" x 14'0" (4.57m x 4.27m)

### WC

7'61" x 3'83" (2.13m x 0.91m)

### UTILITY

7'7" x 6'97" (2.31m x 1.83m)

### BEDROOM ONE

14'92" x 8'87" (4.27m x 2.44m)

### BEDROOM TWO

11'91" x 6'22" (3.35m x 1.83m)

### BEDROOM THREE

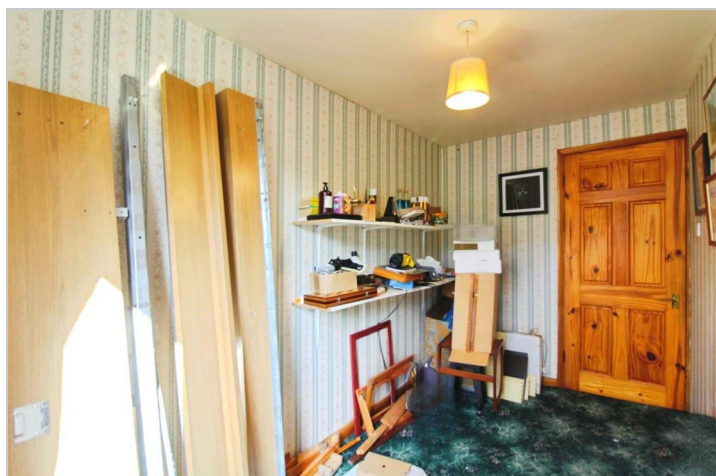
12'2" x 8'35" (3.71m x 2.44m)

### BEDROOM FOUR

11'71" x 8'21" (3.35m x 2.44m)

### BATHROOM

8'76" x 6'41" (2.44m x 1.83m)



Road Map



Hybrid Map



Terrain Map



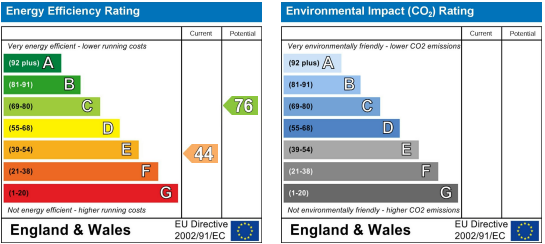
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.