



Wolley Avenue, Leeds LS12 5DX

welcome to

Wolley Avenue, Leeds

Well-presented three-bedroom semi in popular New Farnley, offering a modern kitchen diner, downstairs shower room, and spacious rear garden with summer house (subject to purchase price). Ideally located for schools, motorway links, and local amenities - perfect for first time buyers or families.



Property Information

Situated in the popular residential area of New Farnley, this well-presented three-bedroom semi-detached home offers generous living space, a substantial rear garden, and excellent potential for further development.

Perfect for families or first-time buyers, the property features a modern kitchen diner, downstairs shower room, and versatile outdoor space including a summer house with solar. Ideally placed for commuters, the property benefits from excellent links to Leeds city centre and easy access to the M62 and M621, with regular public transport nearby. A range of local schools, shops, and amenities are also within easy reach.

Entrance Hall Shower Room

Convenient and modern suite comprising:

Shower WC
Wash basin.

Lounge

Welcoming lounge space, ideal for relaxing and entertaining, with a comfortable layout and natural light.

Kitchen Diner

Spacious and well-equipped kitchen diner featuring:

Modern units with integrated fridge and dishwasher.
Useful pantry storage.
Breakfast bar area for casual dining.
New rear door providing access to the garden.

A great social space for families and entertaining.
Within the pantry storage, there is space to add an additional stand free freezer.

Landing

Providing access to all bedrooms and loft.

Bedroom One

Generous principal bedroom with:

Dual aspect windows creating a light, airy feel
. Fitted wardrobes.
Carpeted flooring.
Excellent potential to add an en-suite (subject to requirements).

Bedroom Two

Good-sized double bedroom with:

Laminate flooring.
Window providing natural light.

Bedroom Three

Versatile room ideal as:

Single bedroom, nursery, or
home office/study.

Loft Space

Partially boarded and insulated loft with access via your own ladder, offering valuable storage.

External

Front

- Driveway providing off-street parking.
Pebbled yard area
Rear Garden -
A key feature of the property: Large plot with astro turf.
Patio area ideal for seating.
Built-in fire pit area.
Summer house with solar. With electric plug point to the rear. External rear taps available too.

Agents Note

Please note that the AML fee covers 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.

Agents Note

The property is understood to be of non-standard

construction. As a result, mortgage lending criteria may vary between lenders. Please confer with your conveyancer.



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welcome to

Wolley Avenue, Leeds

- ** GUIDE PRICE £220,000 - £230,000 **
- Ground floor shower room
- Large rear garden with patio & fire pit
- Summer house with solar (Subject to purchase price)
- Driveway parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116557 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)