






**Ring Road, Farnley LEEDS LS12 5LU**

william
h brown

***welcome to***

## Ring Road, Farnley LEEDS

GUIDE PRICE £270,000 - £280,000. A beautifully presented and extensively improved three-bedroom semi-detached home featuring spacious lounge with log burner, modern kitchen diner, stylish bathroom, CCTV & alarm. Outside offers a private tiered garden, summerhouse with power & home office potential.













**Property Information**
Having undergone a comprehensive programme of improvements by the current owner, this impressive three-bedroom semi-detached home offers stylish accommodation ideally suited to families, professionals and commuters alike. Benefiting from recently installed acoustic glazed windows and doors with FENSA certification, upgraded plumbing, radiators and an Ideal gas central heating boiler, the property combines modern comfort with excellent energy efficiency.

Additional features include CCTV security, a fully alarmed system, a log-burning stove, quality fitted kitchen with integrated appliances, landscaped tiered gardens, a summerhouse with power and potential for a home office, and a useful outbuilding with electricity.

Occupying a convenient position on the Ring Road in Farnley, the property enjoys excellent access to Leeds City Centre, the motorway network, local amenities and public transport links.

**Entrance Porch**
A welcoming entrance porch finished with attractive porcelain tiled flooring, providing a practical space for coats and shoes before leading into the main accommodation.

**Entrance Hall**
A bright and inviting hallway offering access to the principal ground floor rooms and staircase rising to the first floor.

**Lounge**
A superbly proportioned reception room featuring quality wooden flooring and a striking log-burning stove which forms an attractive focal point. The room provides ample space for family seating and enjoys plenty of natural light.

**Kitchen Diner**
The heart of the home is this spacious and beautifully appointed kitchen dining room, fitted with a comprehensive range of modern units and complemented by integrated appliances including built-in oven, microwave, fridge freezer, washing machine, gas hob, extractor canopy.
Spotlighting enhances the contemporary finish, while French doors open directly onto the rear garden creating an ideal space for both family life and entertaining.

**First Floor Landing**
Providing access to all bedrooms, bathroom and loft hatch access.

**Bedroom One**
A generous double bedroom positioned to the front elevation with laminate flooring and ample space for wardrobes and additional furnishings.

**Bedroom Two**
A spacious rear-facing double bedroom enjoying pleasant views over the garden.

**Bedroom Three**
A well-proportioned single bedroom ideal for a child's room, nursery, dressing room or home office.

**Bathroom**
A stylish and well-presented family bathroom finished with porcelain tiling to both walls and floor. Comprising corner power shower, bath, low flush WC, wash hand basin, extractor fan, recessed spotlighting Designed to offer both practicality and luxury.

**Outbuilding**
To the front, the property is approached via a shared driveway and enjoys a pleasant frontage.

The rear garden has been thoughtfully landscaped across several levels creating a private outdoor retreat. Features include a pergola seating area, gated side access and a high degree of privacy, making it perfect for relaxing or entertaining. A particular highlight is the substantial summerhouse, complete with electricity and offering excellent potential as a home office, gym, hobby room or entertaining space.

There is also a useful outhouse with electrical supply, providing valuable storage or workshop potential.

**Outside**
**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.

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# Ring Road, Farnley LEEDS

- GUIDE PRICE £270,000 - £280,000
- Beautifully Improved Three Bedroom Semi-Detached Home
- Upgraded Ideal Gas Central Heating Boiler & Radiators
- Acoustic Glazed Windows & Doors with FENSA Certification
- French Doors to Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price £270,000 - £280,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117403 - 0002

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