MONROE

SELLERS OF THE FINEST HOMES

29 BACK LANE, NEW FARSLEY LEEDS

£475,000

FREEHOLD

A spacious detached family home occupying a generous position on Back Lane in the popular area of New Farnley, surrounded by open fields and enjoying far-reaching rural views. Offering approximately 1,722 sq ft of accommodation, the property provides plenty of space for modern family living, with four bedrooms, two bathrooms and a good range of reception spaces throughout. The layout offers flexibility for growing families, home working or those simply looking for more room.

Externally, the property benefits from private gardens and a driveway providing off-road parking, together with a separate garage. The rural setting gives the property a lovely sense of space, whilst local amenities, schools and green spaces are all within easy reach. Leeds City Centre is also easily accessible, with excellent road links including the M621 and M62, making this a well-connected home for commuters across Leeds and West Yorkshire.

• Substantial detached family home • Approximately 1,722 sq ft • Four well-proportioned bedrooms • Two bathrooms

A fantastic opportunity to purchase this spacious and modern detached home, set behind electric gates and ideally positioned on Back Lane in the popular area of New Farnley. Offering well-proportioned accommodation throughout, the property provides generous living space and a good standard of finish.

The accommodation briefly comprises an entrance hall, living room, open-plan kitchen and dining space, four double bedrooms, including a principal bedroom with dressing room and en suite, and a house bathroom.

The open-plan kitchen and dining area is a real feature of the home, providing a good-sized space for both everyday living and entertaining. The kitchen is fitted with a range of built-in Bosch appliances, with Quadra under-cabinet LED lighting and a Bosch deep warming drawer. The open-plan layout gives the room a bright and sociable feel, with plenty of space for dining and family use.

There are four double bedrooms, with the principal bedroom offering the added benefit of a dressing room and en suite. The remaining bedrooms are all good sizes and offer plenty of flexibility for family, guests or working from home.

Externally, the property is accessed via electric gates and has a large driveway providing parking for multiple vehicles, together with a separate garage. To the rear is a landscaped garden providing a good amount of outside space.

The property is well placed for local amenities in New Farnley, with Leeds City Centre easily accessible. There are also excellent road links nearby, including the M621 and M62, making this a convenient location for commuters.

A well-presented detached home offering good-sized accommodation, modern kitchen facilities and excellent parking. Viewing is highly recommended.

REASONS TO BUY
Impressive detached family home
Spacious accommodation extending to approximately 1,715 sq ft
Four well-proportioned bedrooms
Two bathrooms
Generous and versatile living accommodation
Private gardens and outdoor space
Off-road driveway parking
Popular New Farnley location
Excellent access to Leeds City Centre
Convenient access to the M621, M62 and wider motorway network
Freehold
Council Tax Band E

ENVIRONS

The property enjoys a convenient position in the popular area of New Farnley, whilst remaining well connected for commuters. Leeds City Centre is easily accessible, with excellent road links nearby including the M621 and M62, providing convenient connections throughout West Yorkshire and beyond. A range of local amenities, schools and green spaces are also within easy reach.

TENURE

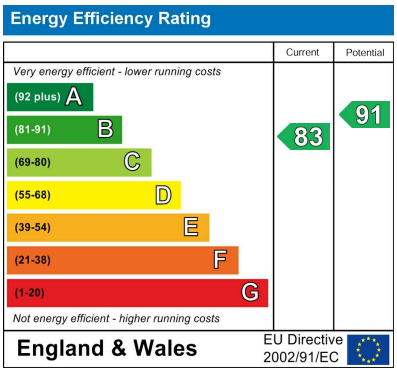
We are advised the property is freehold and will be sold with vacant possession

LOCAL AUTHORITY

Leeds City Council – Council Tax Band E.

For further information or to arrange a viewing, please contact the Monroe City Centre Office today!

• Generous and versatile living space • Private gardens • Off-road driveway parking • Popular New Farnley location • Excellent access to Leeds City Centre • Close to the M621 and M62



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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