



18 Old Farm Walk, Leeds, LS16 5DZ Offers in excess of £190,000

Goodmove present this three bed semi detached house for sale on Old Farm Walk, Leeds, LS16.

West Park is a highly sought after suburb in north Leeds, located approximately 4 miles out of the city centre, and popular with young professionals and families alike.

There are local shops, restaurants and a post office within walking distance of the house, and the Ring Road is also close-by for easy access to routes to Horsforth, Bradford, Harrogate etc.

The open spaces of West Park Field are a short walk away, and a little further afield is the historic Kirkstall Abbey and Kirkstall Valley Nature Reserve.

The ground floor features a bright and spacious bay-fronted lounge, along with a well-arranged kitchen to the rear, complemented by a useful utility area and ground floor WC.

Upstairs, there are three bedrooms, including a generous principal room, alongside a family bathroom.

Overall, this property offers a practical and versatile layout, combining comfortable living space with excellent potential.



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- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

