

HUNTERS®

HERE TO GET *you* THERE



Tong Way
Farnley, Leeds, LS12 5NA

£185,000



Council Tax: A



25 Tong Way

Farnley, Leeds, LS12 5NA

£185,000



- Beautiful semi-detached home
- Three spacious bedrooms
- Contemporary kitchen
- Separate living and dining room
- Inviting garden with outbuilding storage
- Off-street parking available
- Well presented with plush carpets
- Superb local amenities and walking routes
- Easy Ring Road commute to Leeds & Bradford
- Perfect for first-time buyers and families

Welcome to this IMMACULATE and beautifully presented SEMI-DETACHED house, PERFECT for first-time buyers or families seeking a new home. Nestled in a location with excellent public transport links, nearby schools, local amenities, easy Ring Road commute, and tranquil leafy walks, this home truly ticks all the boxes!

You'll feel the charm from the moment you step in. A generous entrance hall welcomes you with its lovely décor and leads to a CONTEMPORARY KITCHEN, featuring stylish shaker-style wall and base units, a tasteful tiled splashback, and an integrated oven. Plenty of space for culinary storage, the kitchen also benefits from an under-stairs pantry.

Relax and entertain in TWO fantastic RECEPTION ROOMS. The inviting front LIVING ROOM boasts delightful decor, a decorative feature fireplace, and plenty of space to unwind. The separate DINING ROOM is ideal for family meals or gatherings, bathed in natural light with patio doors that open directly onto the garden—perfect for summertime entertaining.

The THREE SPACIOUS BEDROOMS offer a stylish retreat for every member of the family. The current main bedroom is a lovely double at the front, complete with FITTED WARDROBES and stunning décor. The second bedroom is spacious and could also serve as the main, offering a peaceful garden view and plush carpets. The third bedroom is currently set up as a HOME OFFICE, well-proportioned and benefiting from built-in storage, ideal to suit for your needs.

The timeless, tiled BATHROOM includes a heated towel rail, dual aspect natural light, and a contemporary three-piece white suite.

Outside, enjoy good gardens, useful outbuilding storage, and OFF-STREET PARKING. Council tax band: A. Don't miss your chance—book a viewing today!

KITCHEN

12'11" x 8'11" (3.94m x 2.72m)

LIVING ROOM

13'11" x 11'11" (4.25m x 3.65m)

DINING ROOM

10'0" x 7'8" (3.05m x 2.35m)

ENTRANCE HALL

8'8" x 6'11" (2.66m x 2.12)

BEDROOM ONE

12'6" x 9'3" (3.83m x 2.84m)

BEDROOM TWO

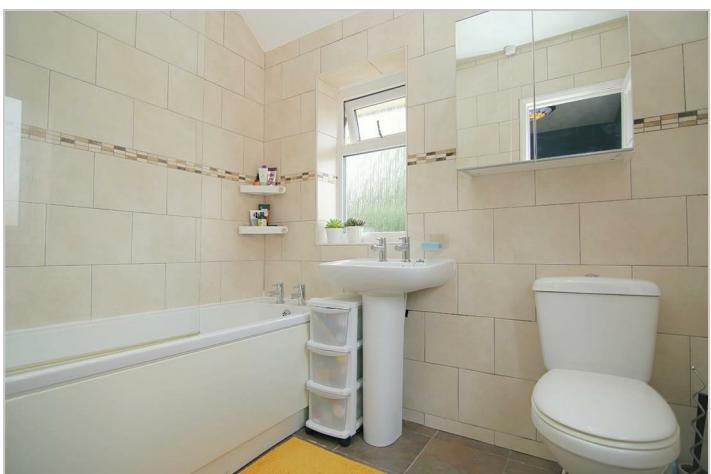
12'6" x 12'4" (3.83m x 3.78m)

BEDROOM THREE

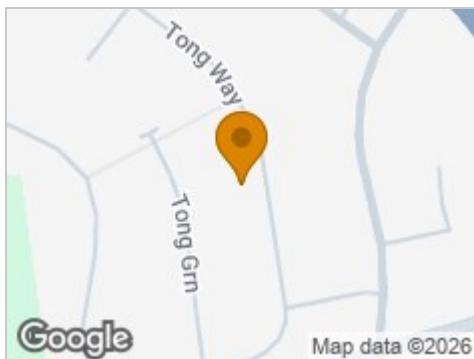
7'11" x 10'3" (2.42m x 3.13m)

BATHROOM

7'3" x 5'5" (2.23m x 1.67m)



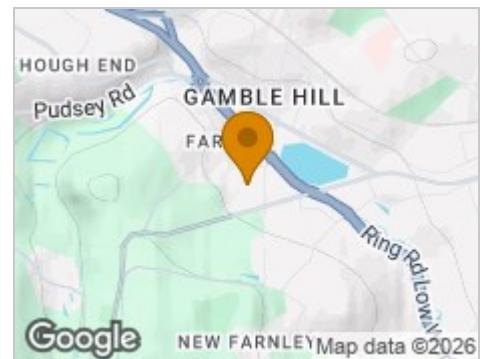
Road Map



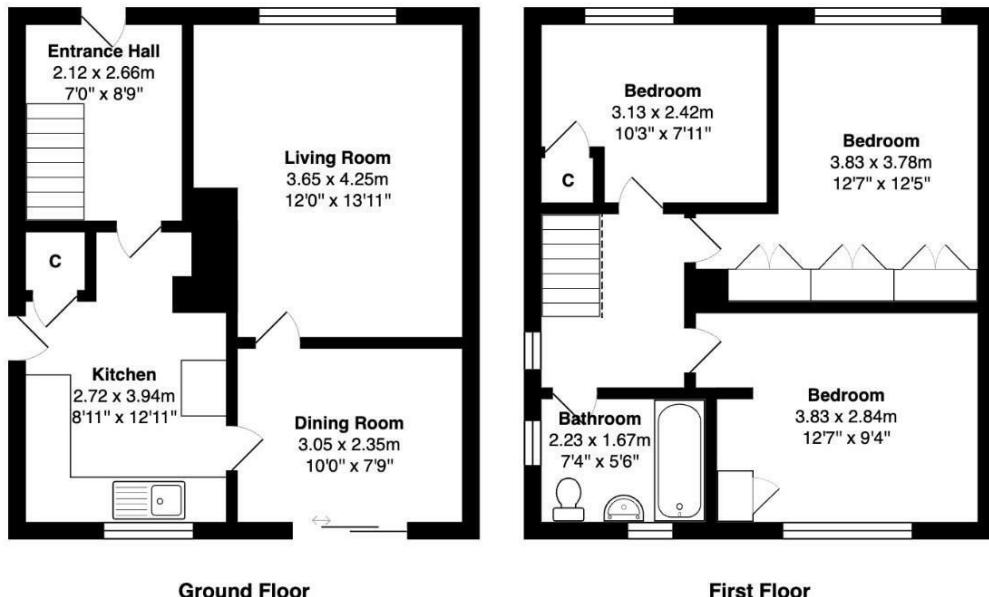
Hybrid Map



Terrain Map



Floor Plan



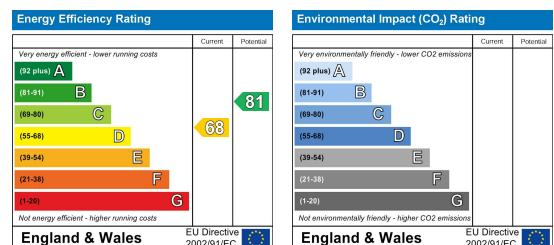
Total Area: 80.3 m² ... 864 ft²

All measurements are approximate and for display purposes only

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.