

HUNTERS®

HERE TO GET *you* THERE



Wolley Avenue

New Farnley, Leeds, LS12 5DX

Offers In The Region Of £230,000



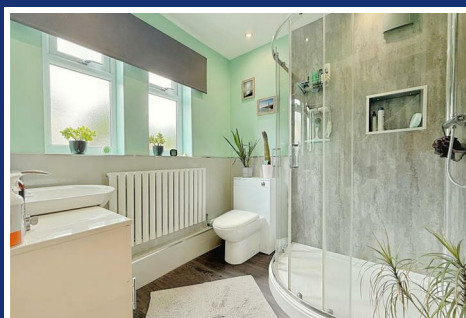
Council Tax: B



10 Wolley Avenue

New Farnley, Leeds, LS12 5DX

Offers In The Region Of £230,000



- Beautiful three bedroom home
- Contemporary kitchen with integrated appliances
- Situated in the leafy New Farnley
- Substantial room sizes with excellent finish
- Landscaped garden with pergola seating
- Ground floor bathroom and ensuite W/C
- Spacious family room with log burner
- Nearby transport links, walking routes and local amenities
- Ideal for first-time buyers, couples and families alike!
- Council tax band 'B', EPC score: D

Presenting this gorgeous **THREE BEDROOM** home that is now up for sale. This deceptively spacious and **BEAUTIFULLY** presented property is not just a house, but a home filled with warmth in the leafy suburbs of New Farnley. Ideal for first-time buyers, couples, and families it offers a friendly and cosy haven.

At the heart of the property is a spacious **LIVING ROOM**. Graced with carpet flooring, natural dual-aspect light, and a slate-footed **LOG BURNER**, it exudes an inviting ambience. The beamed ceiling further enhances the charm of this well-presented space that can comfortably accommodate a family.

The house boasts a sleek and **MODERN KITCHEN**, fitted with high-gloss wall and base units, brushed steel handles, and under stair storage. It also comes with an integrated dishwasher, washing machine, and an oven, making meal preparations a breeze.

The property comprises of **THREE** lovely **BEDROOMS**. The main bedroom is a generous double, bathed in natural light from dual aspects and comes with an **ENSUITE W/C**. The second bedroom is a nicely decorated double room that faces the front of the house. The third bedroom, currently set up as a kids' room, is a smaller double with a delightful garden outlook. The loft is also boarded for storage and comes with a Velux window.

Completing the home is a clean and fresh **BATHROOM**, accessible from the ground floor, featuring a **RAIN SHOWER** and two frosted windows for the perfect blend of privacy and natural light.

Outside, the gorgeous **LANDSCAPED GARDEN** is a true suntrap, with an arrangement of grass and low maintenance borders, raised flower beds, and a **PERGOLA**. A garden to enjoy the sunshine or host friends and family events!

Situated in an area with **EXCELLENT** public transport links, local amenities, green spaces, and walking routes, this house truly is a gem. Don't miss this opportunity to make it your home!

Tel: 0113 257 6198

ENTRANCE HALL

6'4" x 6'9" (1.94 x 2.08m)

LIVING ROOM

12'4" x 16'5" (3.77 x 5.02m)

KITCHEN

10'4" x 9'0" (3.16 x 2.76m)

BATHROOM

6'6" x 6'9" (2.00 x 2.08m)

LANDING

BEDROOM ONE

10'6" x 16'5" (3.21 x 5.02m)

ENSUITE W/C

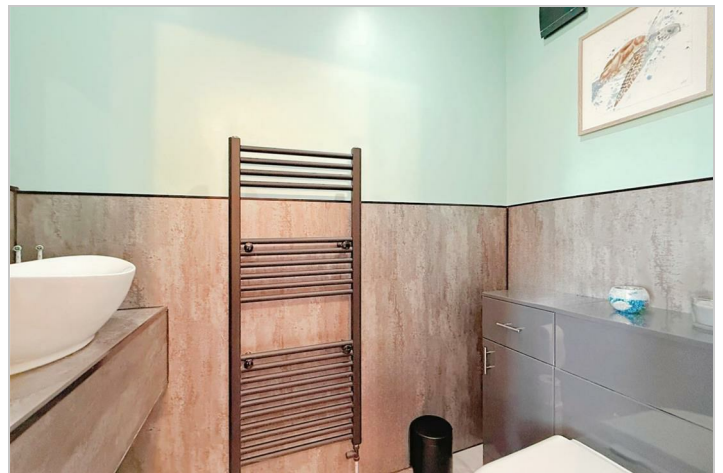
BEDROOM TWO

12'4" x 8'1" (3.76 x 2.47m)

BEDROOM THREE

9'3" x 8'0" (2.82 x 2.44m)

GARDENS



Road Map



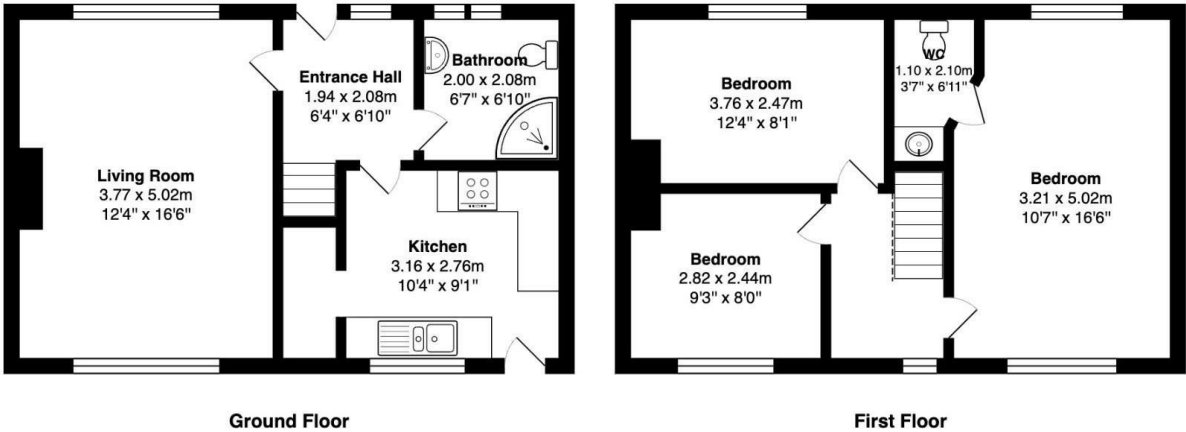
Hybrid Map



Terrain Map



Floor Plan

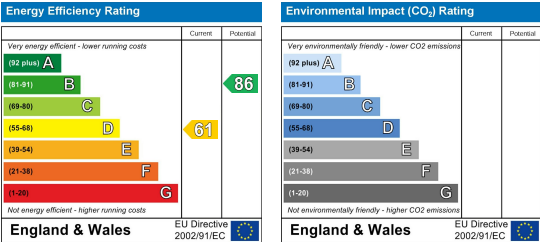


Total Area: 80.6 m² ... 868 ft²
All measurements are approximate and for display purposes only

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.