

2 Stonecliffe View Farnley



Three Bedroom End Townhouse Offers in the region of: £134,995

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2 Stonecliffe View Farnley, LS12 5EE

*** END TOWN HOUSE * * DG & CH
* * WELL PRESENTED * *
GARDENS * * MODERN
BATHROOM & FITTED KITCHEN
* * AMPLE STORAGE * * IDEAL
FOR A FTB / LANDLORD * *
EARLY INTERNAL VIEWING
ADVISED ***

An END TOWN HOUSE situated in a popular residential area amidst similar style property and making an ideal purchase for either a FIRST TIME BUYER or a LANDLORD (possible rental income circa £600pcm).

A part glazed front entrance door opens into a HALLWAY which has stairs rising to the first floor; the LIVING ROOM / DINING AREA is a good size, the dining area has ample space for a table and chairs and French door opening onto the rear garden. The FITTED KITCHEN has an ample range of modern cabinets and storage, some integral appliances (built under electric oven / grill, electric hob, extractor hood) and plumbing / space for an automatic washing machine & dishwasher.

A good sized LANDING with storage gives access to the first floor accommodation. There are TWO DOUBLE BEDROOMS with ample space for bedroom furniture and a good sized SINGLE BEDROOM which is currently used as an office. The BATHROOM / WC has a modern white suite with a shower bath, low

The Property Benefits From:

Ideal for a FTB / Landlord, Gardens, DG & CH, Well Presented Throughout, Internal Viewing Advised

The Property Comprises of:

Hallway, Living Room, Dining Area, Fitted Kitchen, Two Double Bedrooms, Large Single Bedroom, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, central heating radiator, stairs rising to the first floor, large storage cupboard



Living Room & Dining Area:

A good sized through living room with a dining area; double glazed window to the front elevation, double glazed French doors opening onto the rear garden, television point, central heating radiator, laminated flooring, ample space for a dining table and chairs, ceiling coving



Fitted Kitchen:

Double glazed window and external door to the rear elevation, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer with a mixer tap, a built under electric oven / grill, electric hob, modern extractor hood, plumbing for an automatic washing machine and dishwasher, space for a fridge / freezer, laminated flooring



FIRST FLOOR:

Landing:

Access to the first floor accommodation, good sized storage cupboard

Bedroom One:

Double glazed window to the front elevation, central heating radiator, television point



Bedroom Two:

Double glazed window to the rear elevation, central heating radiator



Bedroom Three:

Double glazed window to the front elevation, central heating radiator



Bathroom / WC:

Double glazed window to the rear elevation, a modern white suite comprising of a panelled shower bath with a glazed side screen and shower above, wash basin, low flush WC, central heating radiator, modern tiling

TO THE OUTSIDE:

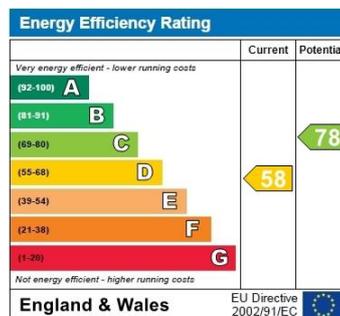
Gardens:

The front garden is partly enclosed and has planted beds. The rear garden is a good size, enclosed by a wall and fencing and has a lawn, low maintenance areas, and a paved seating area



EPC Link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2139-4529-8109-0662-1222>



Directions:

From our Wortley office proceed down Lower Wortley Road to the traffic lights, turn right onto the Ring Road, continue to the first roundabout and straight on to the next set of Traffic lights turn left into Tong Road take the second left into Butt Lane

These details have not yet been checked or approved by our vendor and may be subject to change!!

Mortgages:

Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients.

Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd

Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

Internet:

Properties for sale can be viewed on the "World Wide Web", www.kathwells.com

E-mail: sales@kathwells.com

THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we

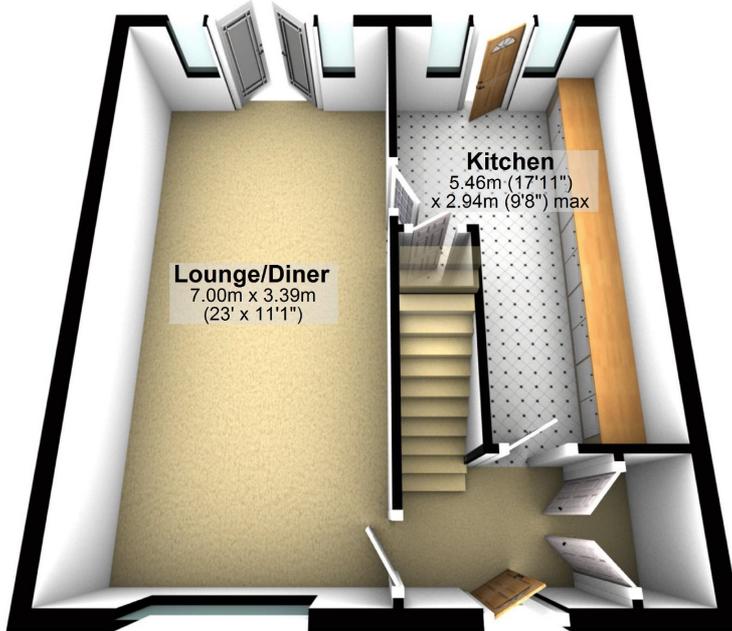
Reference 9466 - 24 November 2021

Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been

Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.6 sq. feet)

