

5 Holme Farm Court Leeds



2 Bedroom House - Semi-Detached £225,000

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5 Holme Farm Court, New Farnley, Leeds, West Yorkshire, LS12 5UA

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, double glazed window

Living Room:



Double glazed window, open plan staircase with stairs rising to the first floor, laminated flooring, fireplace with an electric fire, central heating point, television point

Fitted Dining Kitchen:



Double glazed window, a part glazed external door giving access to the garden, a range of fitted wall, drawer & base units, work surfaces, space for a fridge / freezer, built under electric oven, gas hob, extractor above, plumbing for an automatic washing machine, stainless steel sink and drainer, stripped floorboards, ample space for a dining table and chairs

FIRST FLOOR:

Landing:

Access to the first floor accommodation, access to a part boarded loft space

Bedroom One:



Double glazed window, central heating radiator

Bedroom Two:



Double glazed window, central heating radiator

Bathroom / WC:



A modern white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, was basin, low flush WC, storage / airing cupboard

TO THE OUTSIDE:



Gardens:



The front garden is semi open plan and mainly low maintenance. The rear garden is a good size and is adjacent to farmland; there is a lawn, a seating area, and planted beds

Rear Views:



The property is situated adjacent to open farmland

Attached Garage & Parking :



A driveway provides useful off street parking and access to a single attached garage with power and light.

EPC LINK:

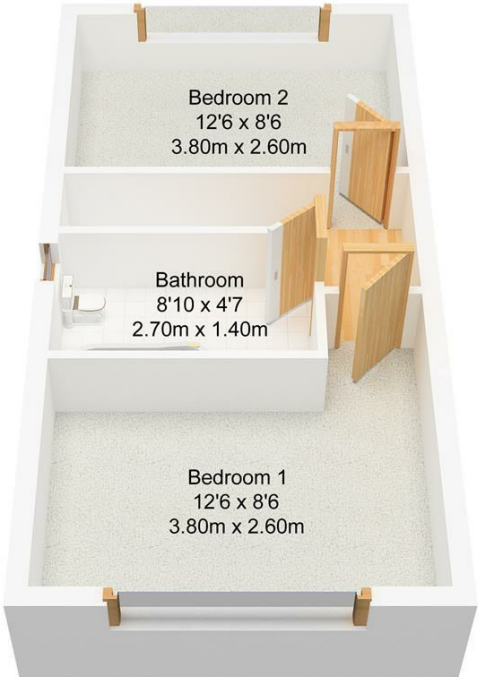
<https://find-energy-certificate.service.gov.uk/energy-certificate/0075-0207-6104-0357-2804>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Ground Floor
Approx. 48.69 sqm.
(524.09 sqft.)



First Floor
Approx. 30.02 sqm.
(323.13 sqft.)