

# KATH WELLS

ESTATE AGENTS & VALUERS



## 67 Ring Road, Leeds, LS12 5AX Offers In The Region Of £225,000

A SEMI DETACHED BUNGALOW situated in a popular residential area of Farnley. Conveniently located for access to Leeds City Centre, the motorway networks, and a short drive from Bramley Railway Station, making an ideal home for a variety of buyers wishing to live within commuting distance of the major commercial centres of West Yorkshire and beyond.

Although this property benefits from having DOUBLE GLAZING and GAS CENTRAL HEATING it is in need of some COSMETIC UPDATING / REFURBISHMENT internally.

Briefly throughout, and to the ground floor the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a bay window overlooking the front garden, a large DINING / BREAKFAST KITCHEN with space for a dining table & chairs and external access to the rear garden, a BATHROOM / WC with a modern white suite, and TWO DOUBLE BEDROOMS.

To the first floor there is a DOUBLE BEDROOM. We understand that the loft area was converted for use as a bedroom many years ago; we understand that planning and building regulation approval was obtained at the time of the conversion. Potential buyers should make enquiries / seek verification from their legal representative.

Externally there is a SHARED DRIVEWAY which leads to a PRIVATE PARKING SPACE and to a DETACHED SINGLE GARAGE. There is a FRONT GARDEN which is mainly low maintenance and a GOOD

## GROUND FLOOR:

### Hallway:



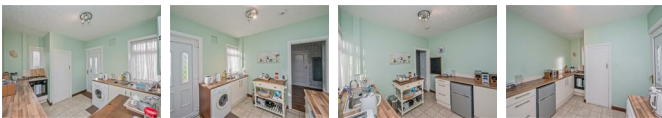
Access via a part glazed front entrance door, central heating radiator, stairs rising to the first floor, under-stairs storage cupboard

### Living Room:



Double glazed windows to two aspects, central heating radiator, fireplace and hearth with an electric fire, a good sized room with ample space for a range of living room furniture

### Fitted Kitchen:



Double glazed windows, a part glazed external door giving access to the rear garden, a range of wall, drawer & base units, work surfaces, built under electric oven, gas hob, plumbing for an automatic washing machine, space for a fridge / freezer, an inset stainless steel sink and drainer, large pantry / storage cupboard

### Bedroom One:



Double glazed window, central heating radiator, under-stairs storage cupboard / built-in storage

### Bedroom Two:



Double glazed window, central heating radiator

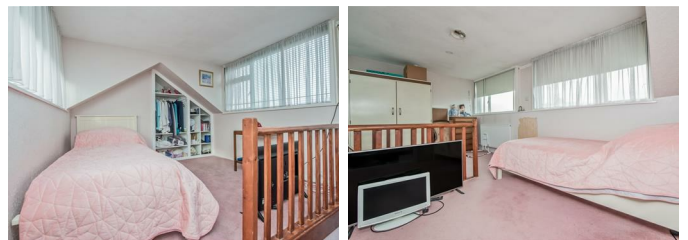
### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with shower mixer taps, wash basin, low flush WC, ladder style central heating radiator / towel warmer

## FIRST FLOOR:

### Bedroom:



Double glazed windows, central heating radiator. We understand that the loft area was converted for use as a bedroom many years ago; we understand that planning and building regulation approval was obtained at the time of the conversion. Potential buyers should make enquiries / seek verification from their legal representative.

## TO THE OUTSIDE:



## Gardens:



The front garden is mainly low maintenance with some planting. The rear garden is a good size, enclosed, and has a lawn, a patio area and some planting

## Off Street Parking / Detached Garage / Shared Driv

A shared driveway provides access to private off street parking and to a single detached garage

## Council Tax Band & EPC Rating:

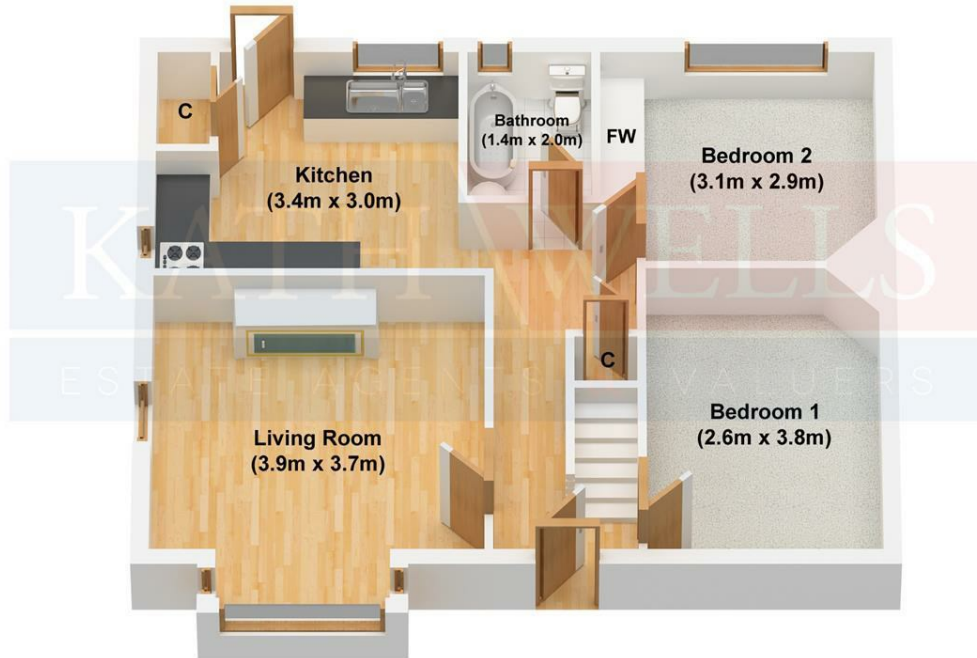
Council Tax Band: B / EPC Rating: E

## EPC Link:

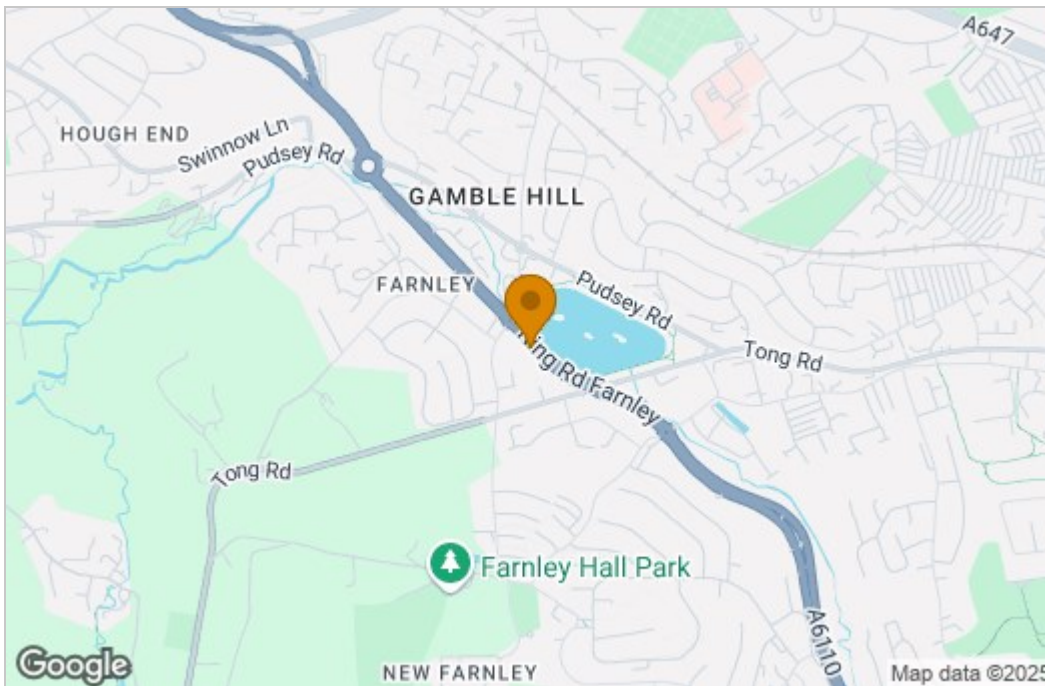
<https://find-energy-certificate.service.gov.uk/energy-certificate/2070-5319-0040-6292-8795>

## Floor Plan

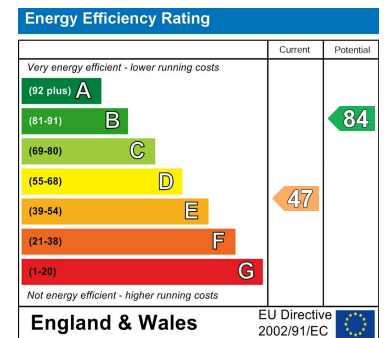
### Ground Floor



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.