



## 35 Hare Farm Avenue Leeds



### 2 Bedroom Bungalow - Semi Detached £215,000

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# 35 Hare Farm Avenue, New Farnley, Leeds, West Yorkshire, LS12 5QB

## GROUND FLOOR:

### Hallway:

Access via a part glazed side entrance door, central heating radiator

### Fitted Kitchen:



Double glazed window, a range of fitted cabinets and work surfaces, an inset sink and drainer, plumbing for an automatic washing machine, space for a fridge / freezer, built under electric oven, electric hob

### Living Room:



Double glazed bay window, central heating radiator, television point, fireplace and hearth with a gas fire

### Inner Hallway:

Access to the bedrooms and the bathroom

### Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

### Bedroom Two:



Double glazed door opening onto the rear garden, central heating radiator, a range of fitted wardrobes providing useful storage and hanging space

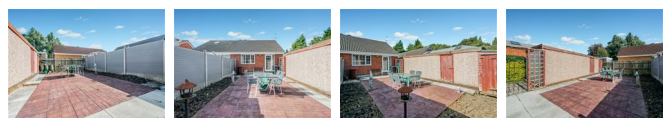
### Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with a shower above, low flush WC, wash basin, central heating radiator

## TO THE OUTSIDE:

### Gardens:



The front garden is mainly open plan. The rear garden is enclosed and has a paved patio area.

## Off Street Parking / Single Garage:




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

### EPC Rating:

to be confirmed

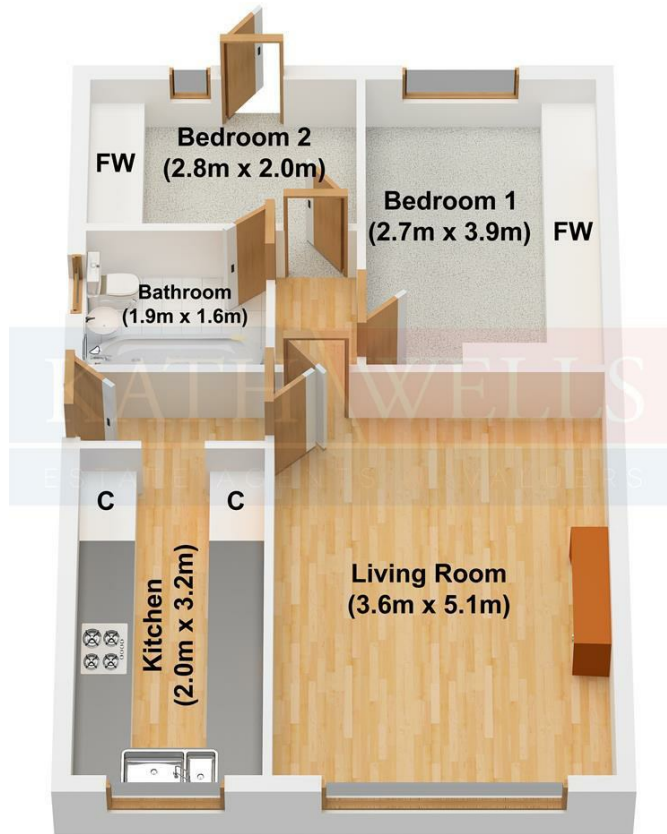
### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4109-6254-6002-0228-7106>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		65	
(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



## Garage

