

KATH WELLS

ESTATE AGENTS & VALUERS



15 Castle Ings Gardens, Leeds, LS12 5EG Offers In The Region Of £189,995

CHAIN FREE !!!

A TWO BEDROOM Bedroom Semi Detached TRUE Bungalow situated amidst similar style property in a popular residential area of New Farnley and conveniently situated for access to local amenities and well regarded schools. Although this property does need some UPDATING & MODERNISATION it does benefit from CENTRAL HEATING and DOUBLE GLAZING.

Briefly throughout the property comprises of an ENTRANCE HALLWAY, a LIVING ROOM with a fireplace and a gas fire, a FITTED KITCHEN with a good range of fitted cabinets, TWO BEDROOMS and a BATHROOM / WC with a three piece suite. Externally there are GARDENS to the front and rear and a SHARED DRIVEWAY leading to a DETACHED SINGLE GARAGE.

The property is situated in a popular residential area of New Farnley approximately 5 miles south-west of Leeds City Centre. New Farnley has a Supermarkets, a Doctors Surgery, Well Regarded Primary & High Schools, Bus Routes to surrounding areas and good access to the M62 & M621 motorway networks.

Early internal viewing is highly recommended and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com.

EPC Rating: D

Entrance Hallway:

Access via a UPVC side entrance door, central heating radiator, laminated wood floor

Living Room:



Double glazed window to the front elevation, central heating radiator, gas fire

Fitted Kitchen:



Double glazed window to the front elevation, a range of wall, drawer and base units, complimentary work surfaces, stainless steel sink and drainer, plumbing for a washing machine, space for a cooker, built in extractor fan, space for a fridge, central heating radiator

Bedroom One:



Double glazed window to the rear elevation, central heating radiator, built in storage space

Bedroom Two:



Double glazed window to the rear elevation, central heating radiator

Bathroom / WC:



A three piece suite comprising of a panelled bath with a mixer shower to the bath, a wash basin and a WC, central heating radiator, double glazed window to the side elevation, laminated wood floor

Loft Room

Gable End Double Glazed Window, Fully boarded flooring with a drop down ladder, power & Light.

To The Outside:

Gardens:



There is a low maintenance pebbled garden to the front. To the rear there is a patio, a lawn and flowerbeds

Parking / Garage:



There is a shared driveway to the side leading to a detached single garage which has power and light

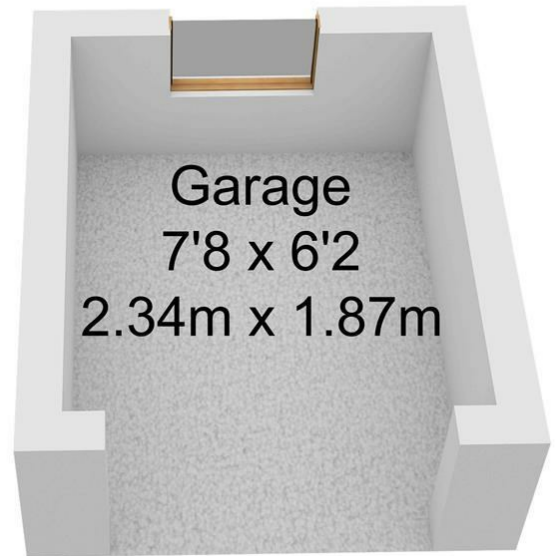
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0924-0207-9104-3505-2004>

Floor Plan

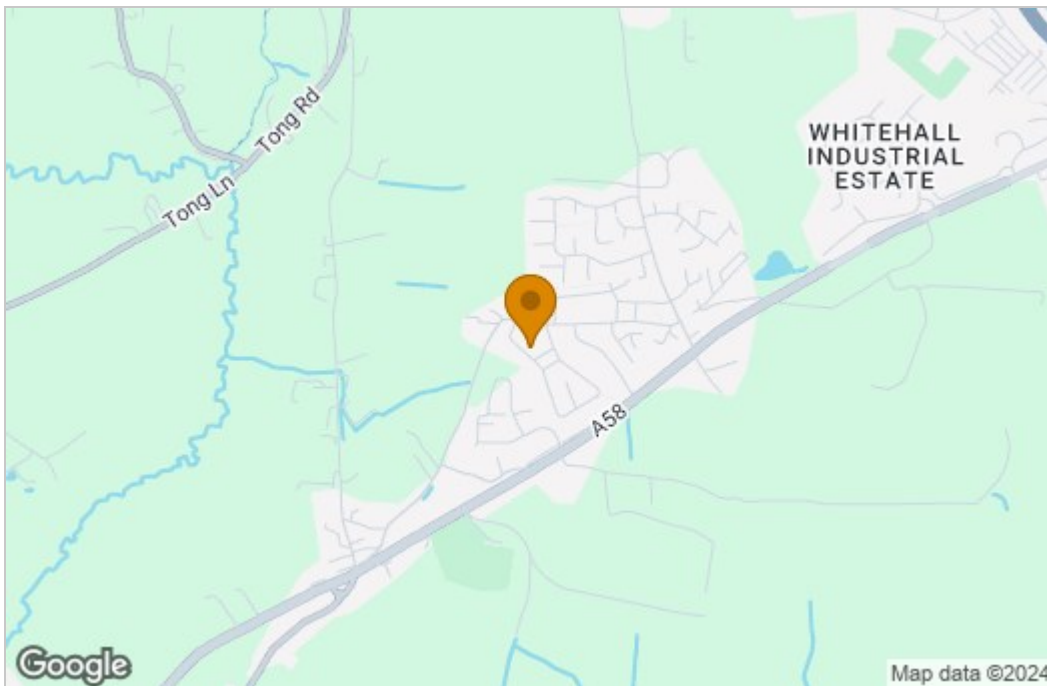


Approx. 49.02 sqm.
(527.64 sqft.)

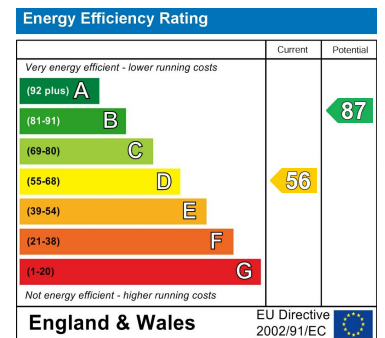


Garage
Approx. 4.39 sqm.
(47.25 sqft.)

Area Map



Energy Efficiency Graph



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