

## **34 Tong Drive Leeds**



### **3 Bedroom House - Townhouse £169,995**

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Leeds  
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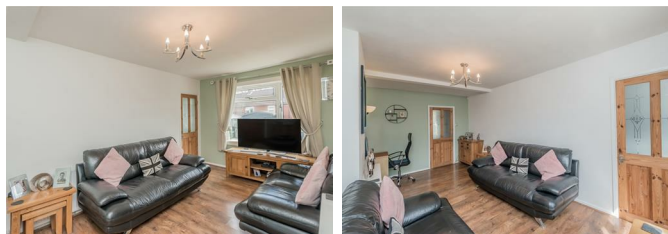
# 34 Tong Drive, Farnley, Leeds, West Yorkshire, LS12 5ND

## GROUND FLOOR:

### Hallway:

Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor

### Living Room:



Double glazed window, laminated flooring, television point with connections for Virgin Media, central heating radiator, recently decorated walls

### Fitted Breakfast Kitchen:



A recently fitted breakfast kitchen: Double glazed window, a uPVC entrance door, a modern range of fitted wall, drawer & base units, work surfaces, integral appliances (gas hob, electric oven / grill, extractor hood, plumbing for an automatic washing machine, space for a fridge / freezer & tumble dryer, an inset sink and drainer, ample space for a table and chairs

## FIRST FLOOR:

### Landing:

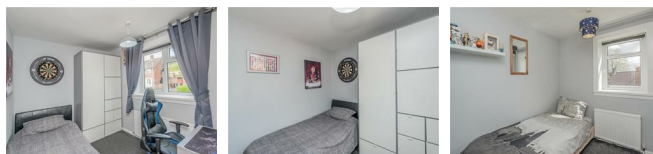
Access to the first floor accommodation, access to an insulated and part boarded loft space via a pull down loft ladder

### Bedroom One:



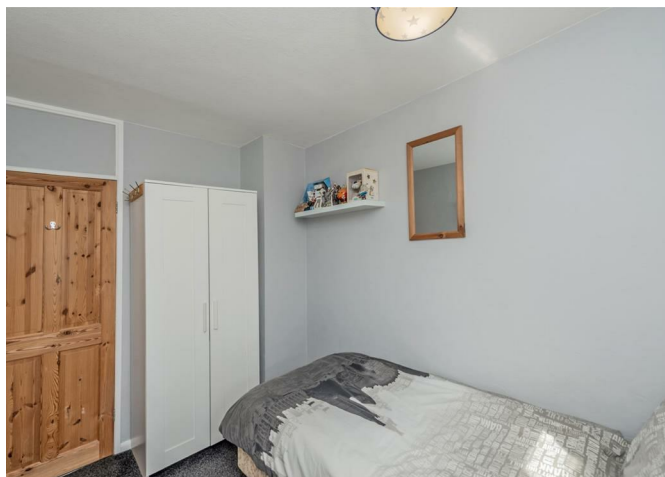
Double glazed window, central heating radiator. A range of wardrobes with sliding doors may be included in the sale subject to offer.

### Bedroom Two:



Double glazed window, central heating radiator

### Bedroom Three:



Double glazed window, central heating radiator.

## Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a MIRA shower above, wash basin set into a vanity unit, low flush WC, tiled walls and flooring, central heating radiator

## TO THE OUTSIDE:

### Gardens:



The front garden is semi open and low maintenance with slate beds. The rear garden is private, enclosed and has paved patios, two lawns, a garden shed with power and light, external lighting, and an outside tap

### Off Street Parking:

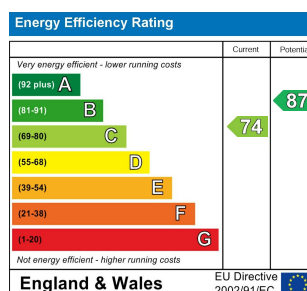
A driveway with wrought iron gates provides useful off street parking

### CCTV

There are CCTV cameras to the front and back of the property

### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2499-6340-2894-5631>



## Ground Floor



## First Floor

