

# KATH WELLS

ESTATE AGENTS & VALUERS



## 17 Wood Lane, Leeds, LS12 5LS Offers In The Region Of £280,000

Situated in a sought after residential area of Farnley, this SEMI DETACHED BUNGALOW would make an ideal home for a variety of buyers. The property has been MODERNISED THROUGHOUT to a HIGH STANDARD and benefits from having useful OFF STREET PARKING, and a DETACHED SINGLE GARAGE.

Briefly throughout the accommodation comprises of a modern RECENTLY FITTED KITCHEN with a good range of cabinets & work surfaces, and a some INTEGRAL KITCHEN APPLIANCES (electric oven / grill, extractor hood, electric hob), a LARGE LIVING ROOM with a picture window overlooking the front garden and French doors to the rear opening onto the garden (this room has ample space for a range of sitting room furniture and space for a dining table and chairs), THREE BEDROOMS, and a BATHROOM / WC with a MODERN FOUR-PIECE WHITE SUITE.

Externally a DRIVEWAY provides useful OFF STREET PARKING for several cars and access to a SINGLE DETACHED GARAGE with power and light. The front garden is enclosed by a low wall and has a lawn; the REAR GARDEN is enclosed and has a patio / seating area and a lawn.

Farnley is an ideal spot for a commuter, situated just 13 minutes from Leeds city centre and with easy access to motorway links and regular bus routes connecting Farnley to the local area including Pudsey and Leeds City centre. Farnley is just a 7-minute drive to Bramley Railway Station, which has direct links to Leeds, Bradford, Manchester and York making the major commercial centres of West Yorkshire and beyond easily accessible.

Early internal viewing is highly recommended to fully appreciate the benefits this home has to offer. Viewings can be arranged by contacting the office on 0113 231 1033 / [sales@kathwells.com](mailto:sales@kathwells.com)

Council Tax Band: C / EPC Rating: D

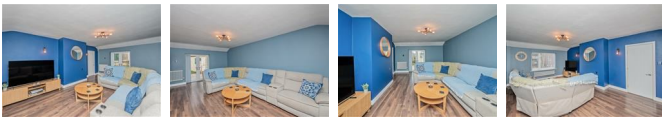
## GROUND FLOOR:

### Fitted Dining / Breakfast Kitchen:



Double glazed windows to two aspects, external door giving access to the front of the property, a modern recently fitted (2021) range of wall, drawer & base units, work surfaces, plumbing for an automatic washing machine, space for a tumble dryer, space for an American style fridge / freezer, built under electric oven / grill, electric hob with a modern extractor hood above, an inset 1 1/4 bowl sink and drainer, column radiator

### Living Room:



Double glazed window to the front elevation, double glazed French doors opening onto the rear garden, two column radiators, ample space for a range of sitting room and / or dining room furniture

### Inner Hallway:

Access to the ground floor accommodation

### Bedroom One:



Double glazed window, central heating radiator

### 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, shower cubicle with an electric shower, wash basin, low flush WC, ladder style central heating radiator / towel warmer

### TO THE OUTSIDE:



## Gardens:



The front garden is enclosed by a low wall and has two lawns. The rear garden is enclosed and private and has a patio / seating area, a lawn, an outside tap, and a garden gate giving access to the side of the property

## Off Street Parking / Driveway / Single Detached Ga



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

## EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0958-9042-7284-3416-2954>

## Council Tax Band & EPC Rating:

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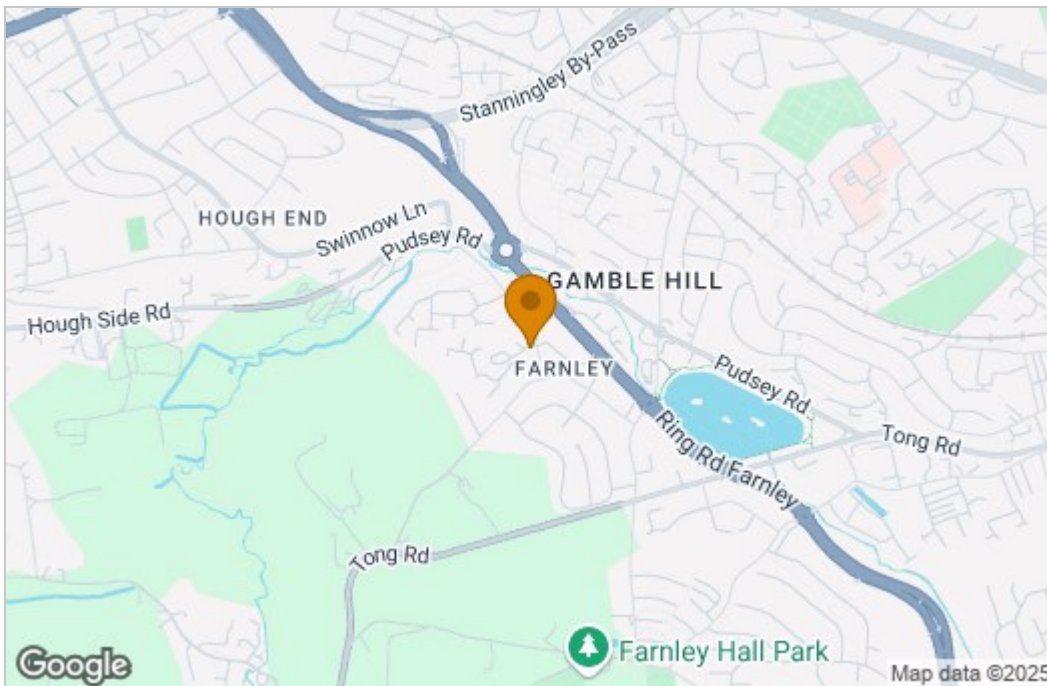
## Floor Plan



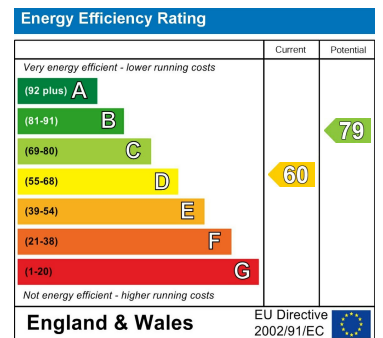
## Garage



## Area Map



## Energy Efficiency Graph



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