

# KATH WELLS

ESTATE AGENTS & VALUERS



## 105 Ring Road, Leeds, LS12 5LU

**Reduced To £229,995**

NEW PRICE - A traditional THREE BEDROOM SEMI DETACHED PROPERTY with a CONSERVATORY and a DETACHED WORKSHOP / HOME OFFICE 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.

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 and an ornate fireplace and hearth, a large FITTED DINING KITCHEN with ample space for a dining table & chairs and a range of INTEGRAL APPLIANCES (American style fridge / freezer, range cooker, extractor hood), and a CONSERVATORY with doors opening onto the rear garden.

To the first floor there are TWO DOUBLE BEDROOMS, one of which has a range of fitted wardrobes, a further SINGLE BEDROOM, and a BATHROOM / WC with a modern white suite. Externally there is a DETACHED WORKSHOP which has a kitchen area and a toilet, a FRONT GARDEN which is mainly low maintenance and a LARGE REAR GARDEN which has an artificial lawn, a paved seating area, a garden shed and a fish pond. A SHARED DRIVEWAY runs to the side of the property



## GROUND FLOOR:

### Hallway:

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

### Living Room:



Double glazed bay window, ornate fire surround and hearth with a living flame gas fire, television point, central heating radiator, wood flooring

### Fitted Dining Kitchen:



Two double glazed windows, a range of fitted wall, drawer & base units, an inset double Belfast sink, plumbing for an automatic washing machine and space for a tumble dryer, American style fridge / freezer (included), eight burner range cooker (included), extractor hood, tiled flooring, inset ceiling lights, ample space for a dining table and chairs, central heating radiator, glazed internal doors through to the conservatory

### Conservatory:



A double glazed conservatory with a dwarf wall, French doors opening onto the rear garden, wood flooring, inset spot lights

## FIRST FLOOR:

### Landing:

Double glazed window, access to the first floor accommodation, access to an insulated loft space

## Bedroom One:



A good sized double bedroom, double glazed window, wood flooring, central heating radiator

## Bedroom Two:



A good sized double bedroom, double glazed window, a range of fitted wardrobes / storage, 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 shower mixer taps, wash basin and WC set into a vanity unit, ladder style central heating radiator / towel warmer

### TO THE OUTSIDE:

#### Detached Workshop / Home Office:



A detached workshop / home office, double glazed patio doors, workshop area, kitchen area with a double sink, toilet area (low flush WC & wash basin)

### Gardens:



The front garden is tiered and mainly low maintenance. The rear garden is a good size and has a paved patio / seating area, an artificial lawn, planted areas, a garden shed, and a fish pond

### Parking:



The property has a shared driveway

#### EPC Link:

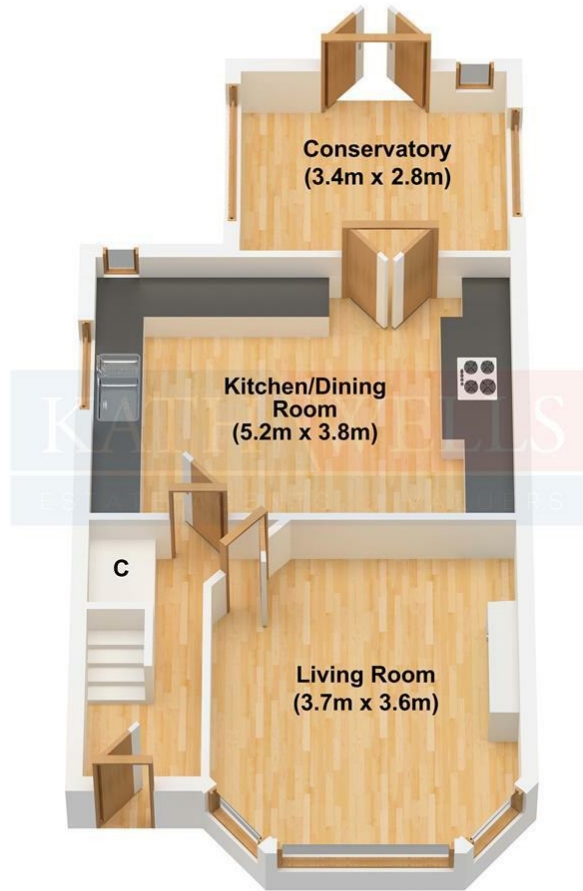
<https://find-energy-certificate.service.gov.uk/energy-certificate/2070-1319-0040-8293-3705>

#### Council Tax Band & EPC Rating:

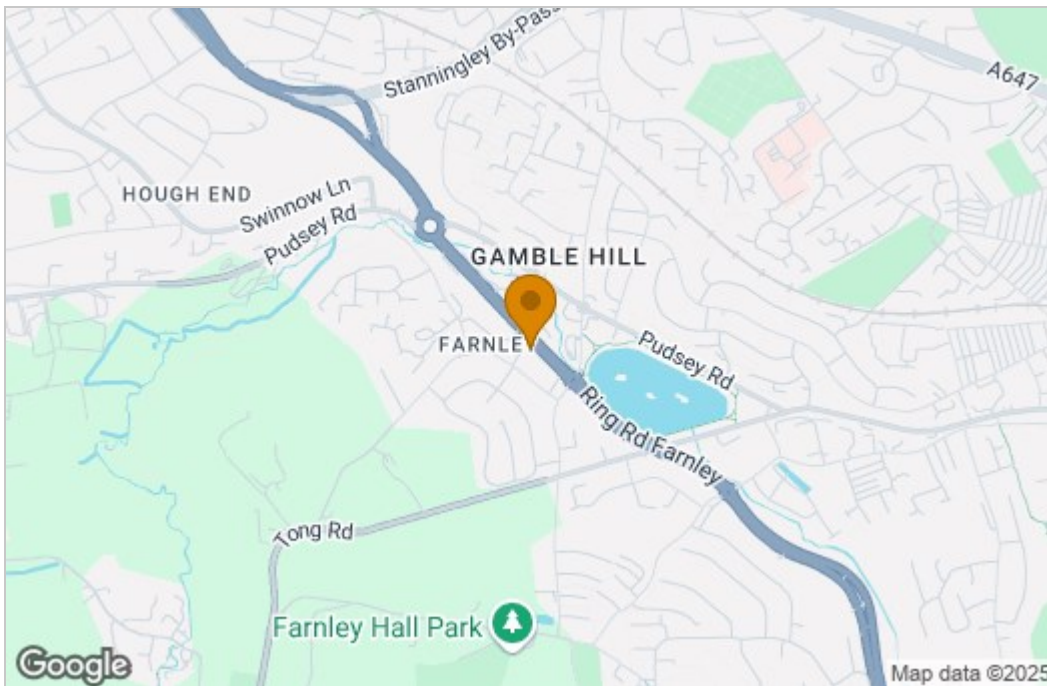
Council Tax Band: B / EPC Rating: D

## Floor Plan

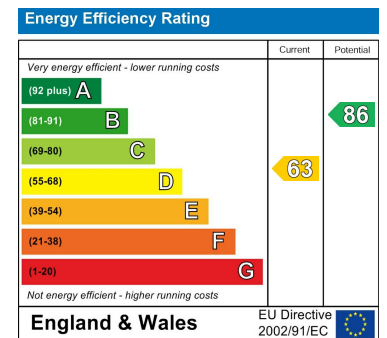
### Ground Floor



## Area Map



## Energy Efficiency Graph



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