



**Farndale Square, LEEDS LS14 5BH**

**welcome to**

**Farndale Square, LEEDS**

READY to move into, and BEAUTIFULLY PRESENTED throughout, this IMPRESSIVE HOME offers FANTASTIC living accommodation which includes THREE BEDROOMS, loft spaces, and an OPEN PLAN modern kitchen with a DINING SPACE and additional seating area. Don't miss this, call us to view!



### **Entrance Hall**

Having the entrance door to the front aspect, gas central heating radiator, built in storage cupboard, and stairs to the first floor landing.

### **W.C / Utility**

Fitted with a wash hand basin, low level flush w.c, plumbing for a washing machine, space for a dryer, built in cupboard and a frosted double glazed window.

### **Lounge**

With a double glazed window to the front aspect, a fire place with an electric fire, gas central heating radiator and a double glazed window to the front.

### **Open Place Dining Kitchen**

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an eye level double oven, induction hob, and tiling to the splash areas. Also includes space for a free standing washing machine, dining area, double glazed windows to the rear, French doors to the rear and a skylight window also to the rear.

### **First Floor Landing**

With stairs rising from the ground floor and having a built in storage cupboard, and an access hatch to the loft.

### **Bedroom One**

With a double glazed window to the rear, fitted wardrobes, and a gas central heating radiator.

### **Bedroom Two**

Double glazed window to the front, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the rear, fitted wardrobe, and a gas central heating radiator.

### **House Bathroom**

Consisting of a three piece bathroom suite which includes a bath with an electric shower over, a wash hand basin, and the w.c. Also includes a wall mounted vanity unit, tiling to all visible areas, gas central heating radiator, and a double glazed window.

### **Loft**

Split into two rooms and having flooring, power, lighting, and windows.

### **Exterior**

Externally the property has a low maintenance garden to the front aspect with pebble areas and a pathway to the front door.

To the rear is a further enclosed garden space with an artificial lawn, and a seating area.

### **Please Note:**

The property is on nonstandard construction (Parkwall Lindsey Parkinson). Please speak the branch for further information.

The solar panel on the property are leased.



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welcome to

## Farndale Square, LEEDS

- Guide Price £200,000 - £210,000
- Mid Terrace Home
- Three Bedrooms
- Two Additional Loft Rooms
- Exceptionally Well Presented

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT112105 - 0002

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