



7 Farnley Park View Leeds



4 Bedroom House - Semi-Detached £339,995

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

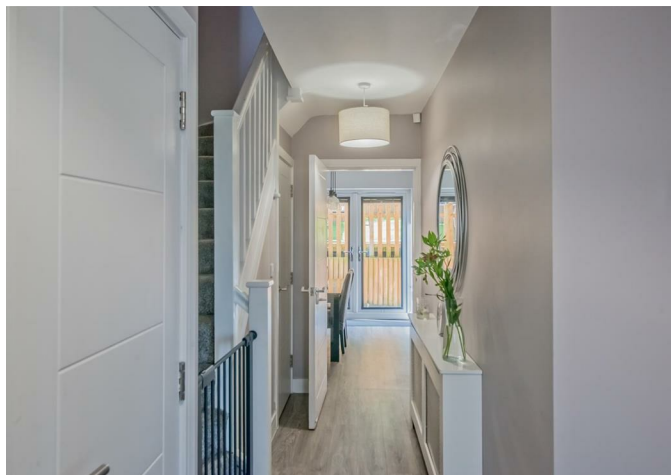
Web Site
www.kathwells.com

email
sales@kathwells.com

7 Farnley Park View, Farnley, Leeds, West Yorkshire, LS12 5FA

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed composite external door, stairs rising to the first floor, central heating radiator, access to the ground floor accommodation, large storage cupboard, under-stairs storage cupboard

Cloakroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC & wash basin, central heating radiator

Living Room:



Double glazed window overlooking the front garden, television point, central heating radiator

Fitted Dining Kitchen:



Double glazed windows, double glazed patio doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, an inset 1 1/4 bowl sink and drainer, a range of integral kitchen appliances (fridge / freezer, electric double oven / grill, automatic washing machine / tumble dryer, dishwasher, four burner gas hob, extractor hood), central heating radiators, inset ceiling lights, pelmet lighting, television point

FIRST FLOOR:

Landing:

Double glazed window, stairs rising to the second floor, central heating radiator, storage cupboard

Master Bedroom:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

En- Suite Shower Room:



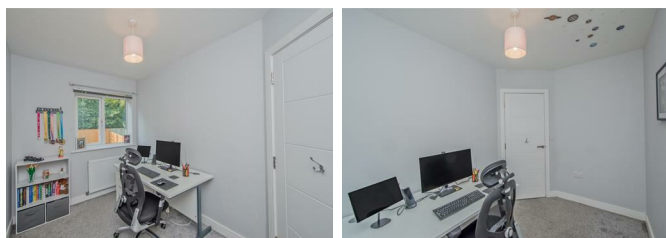
A good sized en-suite, walk-in shower cubicle, rainfall shower with hand wand, low flush WC, wash basin, ladder style central heating radiator / towel warmer, inset ceiling lights, modern tiling

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled bath with a glazed side screen and rainfall shower above, wash basin, low flush WC, ladder style central heating radiator / towel warmer

SECOND FLOOR:

Landing:

Double glazed Velux window, large walk-in storage cupboard, access to the second floor accommodation

Bedroom Four:

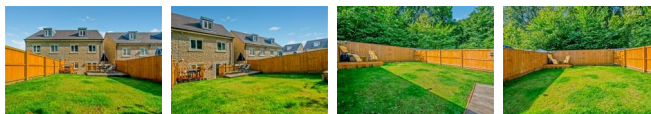


Double glazed window, double glazed Velux window, central heating radiator

TO THE OUTSIDE:



Gardens:



The front garden is open plan and has a lawn. The rear garden is a good size, enclosed by fencing, and has a lawn, two decked seating areas, a paved patio, an outside taps (cold and hot water), electric sockets, and a storage shed

Off Road Parking / Driveway:

A double driveway provides useful off street parking

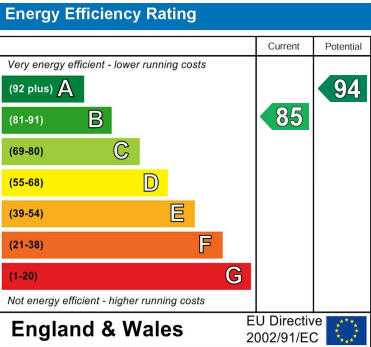
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8701-7531-6560-0640-9992>

Council Tax Band & EPC Rating:

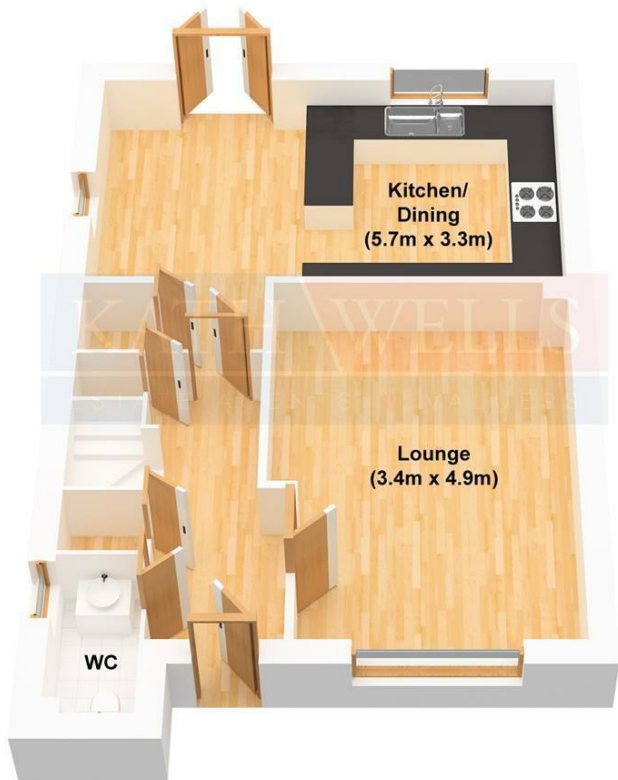
Council Tax Band: D / EPC Rating: B

Energy Efficiency Graph

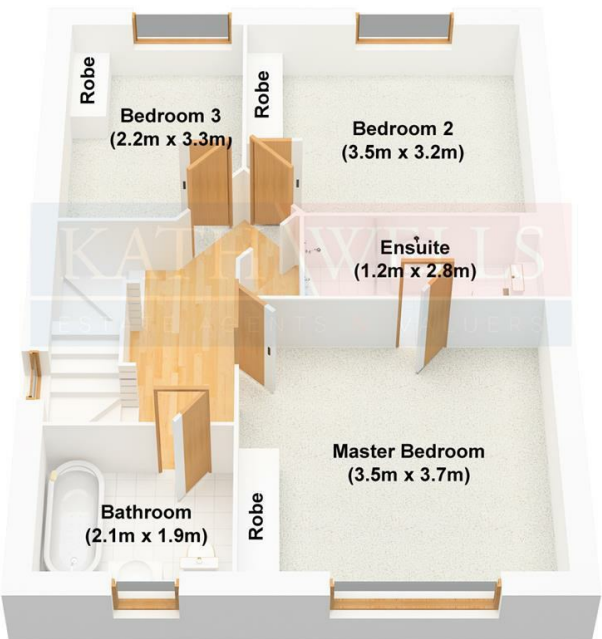


Floor Plan

Ground Floor



First Floor



Second Floor

