



3 Lawns Avenue, Leeds, LS12 5RN

Offers In The Region Of £289,995

Early internal viewing is advised for this DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED HOME situated in one of the more sought after areas of New Farnley. The property has been MAINTAINED & DECORATED to a high standard both internally and externally making an ideal purchase for a variety of buyers including a growing family.

Briefly throughout and to the ground floor the accommodation comprises of an INTERNAL HALLWAY with stairs to the first floor, a good sized LIVING ROOM a double glazed bow window overlooking the front garden, a DINING AREA with patio doors opening onto the rear garden & ample space for a table and chairs, and a modern FITTED KITCHEN with an ample range of cabinets and some INTEGRAL APPLIANCES. To the first floor there are TWO DOUBLE BEDROOMS (each of which have FITTED / BUILT-IN WARDROBES), a further SINGLE BEDROOM, and a FAMILY SHOWER ROOM with a modern suite and a glazed shower area. Externally the property has GARDENS to the front and rear. An Indian Stone patio and artificial lawn to the rear provide an ideal entertaining space. A DRIVEWAY provides useful OFF STREET PARKING for several family sized cars and access to a SINGLE DETACHED GARAGE. Local amenities and well regarded primary and high schools are within walking distance. Leeds City centre, Bramley Railway Station and the motorway networks are a short drive away. Internal viewing is essential for this property and can be arranged by contacting the office on 0113 231 1033 / sales@kathwells.com

Council Tax Band: C / EPC Rating: C

GROUND FLOOR:

Living Room:



Double glazed bow window, two modern vertical central heating radiator, television point, laminated flooring, external access via a part glazed composite door

Fitted Dining Kitchen:



Double glazed window, a part glazed rear entrance door, double glazed patio doors opening onto the rear garden, a modern range of fitted wall, drawer & base units, work surfaces, integrated dishwasher, an eye level integrated electric oven / grill and microwave, space for an American style fridge / freezer (may be included subject to offer), electric induction hob, extractor hood above, plumbing for an automatic washing machine, an inset stainless steel sink, inset ceiling lights, laminated flooring, ample space for a dining table and chairs, modern vertical central heating radiator, under-stairs storage cupboard

Internal Hall:

Double glazed window, stairs leading to the first floor, central heating radiator

FIRST FLOOR:

Landing:

Double glazed window, access to a part boarded loft space via a pull down ladder, access to second floor accommodation

Bedroom One:



Double glazed window, central heating radiator, three door built in wardrobes, television point

Bedroom Two:



Double glazed window, central heating radiator, built in wardrobe, laminated floor

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC



Double glazed window, glazed shower cubical, plumbed shower, extractor fan, WC, wash basin, ladder style central heating radiator / towel warmer, wall and floor tiling, inset ceiling lights

TO THE OUTSIDE:



Gardens:



The front garden is low maintenance and enclosed by a wrought iron fence. The rear garden has a sunny aspect and benefits from having a paved (Indian Stone) patio / seating area, an artificial lawn, planted beds, an outside tap and external lighting

Off Street Parking / Driveway / Detached Garage:

A driveway to the side of the property and hardstanding to the front provides useful off street parking. A detached single garage with power and light provides additional parking / storage.

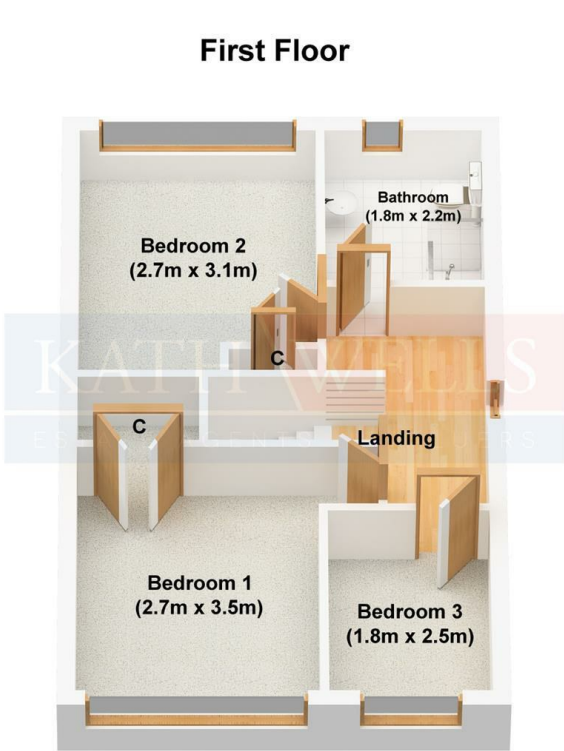
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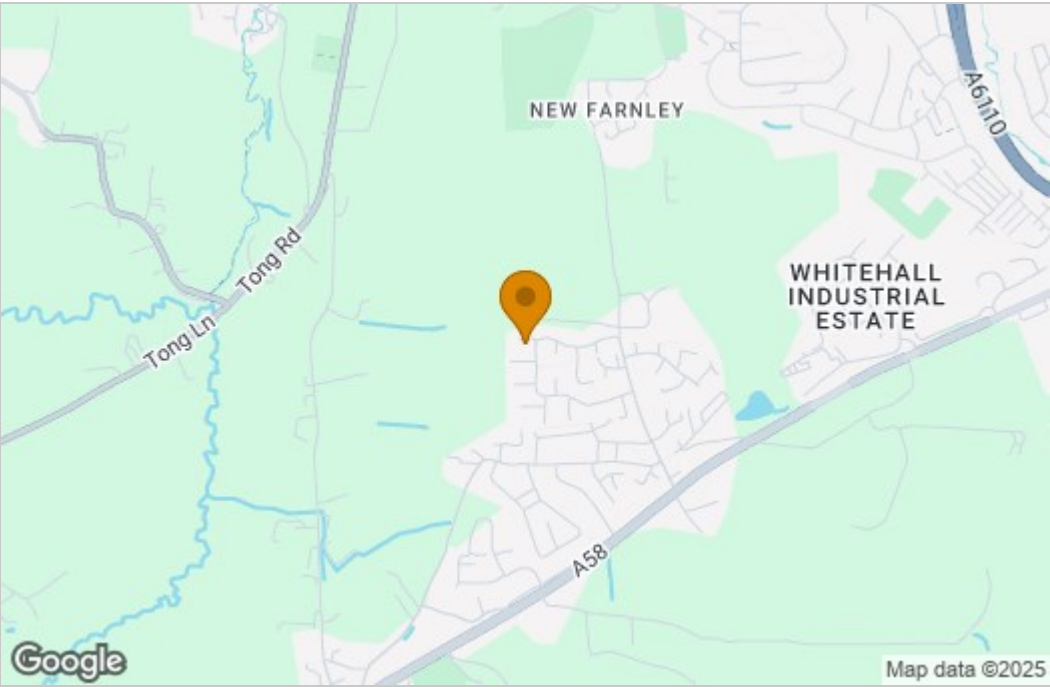
EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0778-0207-0905-5925-2000>

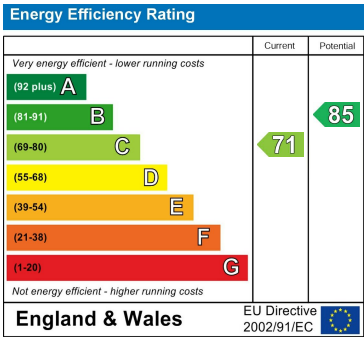
Floor Plan



Area Map



Energy Efficiency Graph



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