HUNTERS®

HERE TO GET *you* THERE

Ring Road

Farnley, Leeds, LS12 5LU

Offers Over £230,000

3 1 1 D

Council Tax: B

149 Ring Road

Farnley, Leeds, LS12 5LU

Offers Over £230,000

- Spacious three-bedroom semi-detached home
- Contemporary kitchen with integrated appliances
- Set-back, elevated position from the roadside
- Bright living room with bay window
- Popular residential setting in Farnley
- Granite worksurfaces and Karndean flooring
- Modern bathroom suite with underfloor heating
- Conservatory and generous tiered rear garden
- Loft with Velux window and further potential, STPP
- Council tax band: B

Hunters are delighted to present this spacious three-bedroom semi-detached home, situated on Ring Road in the popular residential setting of Farnley. Beautifully presented throughout, the property offers generous living accommodation, a modern kitchen and shower room, a conservatory, fantastic rear garden, and further potential to explore, making it an exciting opportunity for first-time buyers, families or investors alike.

Farnley is a popular residential area, well placed for excellent connections to nearby amenities, including shops, schools, supermarkets and local services. The property also benefits from wider transport links into Leeds City Centre and surrounding areas, along with convenient access to major commuter routes including the M62, making this a practical location for everyday life and commuters alike.

The accommodation begins with a bright and welcoming living room, positioned to the front of the home and enjoying plenty of natural light from the large bay window. The room is tastefully presented and features a focal fireplace, creating a comfortable space for relaxing.

To the rear is an impressive open-plan kitchen and dining area, finished to a sleek and modern standard with white high gloss units, contrasting granite worksurfaces and integrated appliances including a fridge freezer, dishwasher, washing machine and double oven. The kitchen also benefits from Karndean flooring, adding a stylish and practical finish to the space. With excellent storage, generous worktop space and ample room for a dining table, this really is a spacious, sociable hub and offers everything needed for modern family living or entertaining.

Leading from the kitchen is a spacious conservatory, which provides a fantastic additional reception area and enjoys views over the rear garden. This versatile room would work well as a second sitting room, playroom, dining space or home office, with French doors opening directly out to the garden.

To the first floor, there are three well-proportioned bedrooms. The two main bedrooms are both good-sized doubles and benefit from fitted sliding wardrobes, providing excellent storage. The third bedroom is ideal as a child's bedroom, nursery, dressing room or home office. The shower room is finished in a modern style, with underfloor heating, attractive grey tiling, a wash hand basin, low-level WC and a large walk-in shower enclosure, completing the first floor accommodation.

The loft is not currently boarded, however it does feature a Velux window and offers potential for further development, subject to the necessary planning permissions and building regulations.

Externally, the property enjoys a set-back, elevated position from the roadside, with a lawned garden to the front creating a pleasant approach to the home. To the rear is a generous tiered garden, offering both patio and lawned areas, ideal for sitting out, entertaining or enjoying the warmer months. There is a driveway area to the side of the property, however due to the gradient, this is not suitable for parking.

The property is also alarmed, adding a further practical benefit to this already impressive home.

This is a superb home offering space, modern presentation and a popular residential setting. Early viewing is highly recommended to fully appreciate everything on offer.

Tel: 0113 257 6198

DINING KITCHEN
14'8" x 11'10" (4.48m x 3.63m)

LIVING ROOM
12'4" x 11'10" (3.76m x 3.63m)

CONSERVATORY
10'10" x 9'8" (3.31m x 2.95m)

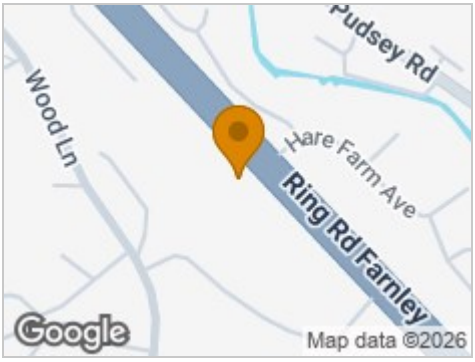
BEDROOM ONE
12'6" x 11'11" (3.82m x 3.65m)

BEDROOM TWO
12'6" x 11'11" (3.82m x 3.64m)

BEDROOM THREE
8'0" x 7'9" (2.44m x 2.37m)

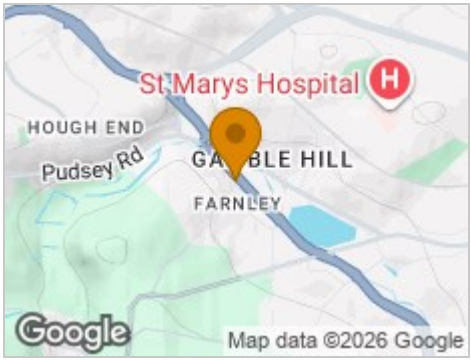
BATHROOM
8'9" x 6'5" (2.67m x 1.97m)

Road Map

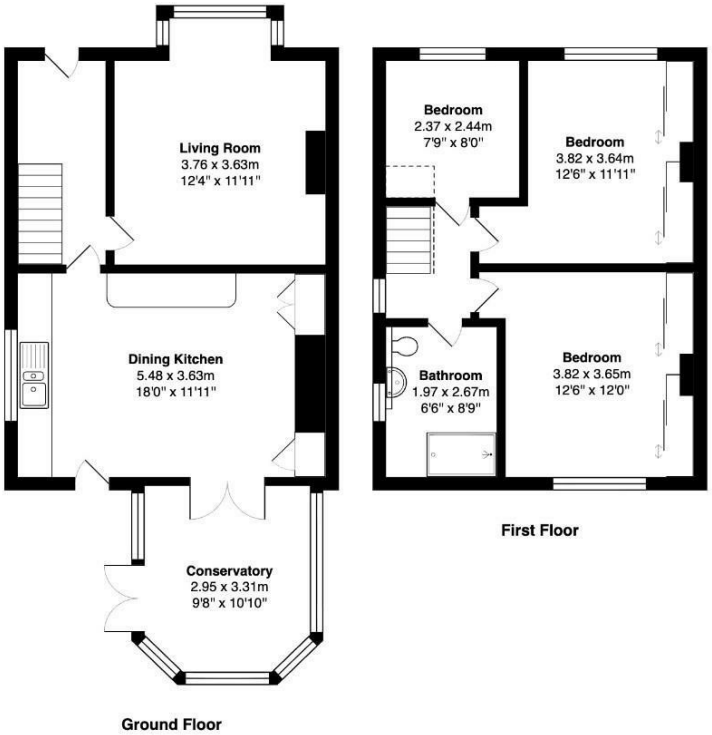


Hybrid Map

Terrain Map



Floor Plan



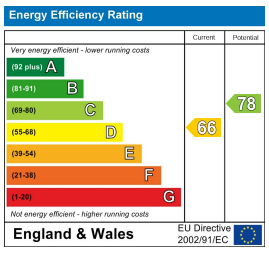
Total Area: 92.5 m² ... 995 ft²

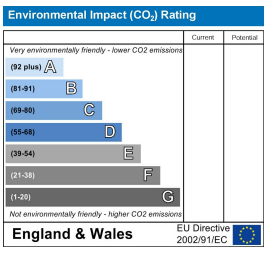
All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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