

# HUNTERS®

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## Farrow Hill

Armley, Leeds, LS12 3TE

Offers In The Region Of £165,000



# 4 Farrow Hill

Armley, Leeds, LS12 3TE

Offers In The Region Of £165,000



- Three bedroom semi detached home
- Attention first time buyers, families and investors
- Spacious, ready to move into accommodation
- Three double bedrooms
- Generous corner plot
- Driveway to three sides and driveway
- Close to transport links

A brilliant opportunity for all FIRST TIME BUYERS and BUY TO LET INVESTORS to purchase this well presented THREE BEDROOM SEMI DETACHED house which is well placed for accessing local amenities and the Leeds ring road for excellent transport links to both Leeds and Bradford. Enjoying a larger than average corner plot with GARDENS to three sides including a DRIVEWAY for off street parking. The property offers deceptively spacious and ready to move into accommodation throughout.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE HALL with stairs to the first floor. A through LIVING/DINING ROOM with a lovely dual aspect and internal door leading to the KITCHEN which has a good range of modern wall and base units, an integrated electric oven, hob and extractor hood, space for a fridge/freezer, dishwasher and washing machine. An internal door leads to the UTILITY ROOM which could equally be used as a dining room and has a door leading to the side.

Upstairs, there are THREE bedrooms and a house bathroom. BEDROOM ONE, to the front, is a good sized double room with a useful storage cupboard. BEDROOM TWO, to the rear, is also a double sized room with storage cupboard and lovely far reaching views. BEDROOM THREE is another double sized room with a storage cupboard. The BATHROOM has a three piece suite with overhead mains powered shower, vanity style sink unit, tiled flooring and part tiled walls.

Outside, the property occupies a generous sized corner plot with gardens to three sides. To the front, the garden is mainly lawned and to the side there is a DRIVEWAY for off street parking. The rear garden is fully enclosed by fencing and lawned with wooden planters, providing a superb area to sit out and relax in the summer months.

The location of the property is ideal for accessing the Leeds ring road which in turn leads to the motorway network and is located within 650 metres. There are regular bus routes located on Pudsey road which leads towards both Leeds and Pudsey and there are also a good selection of shops and amenities within 650 metres.

Tel: 0113 257 6198

## HALL

## LIVING ROOM

19'4 x 11'6 (5.89m x 3.51m)

## KITCHEN

10'6 x 9'2 (3.20m x 2.79m)

## UTILITY ROOM

9'6 x 7'3 (2.90m x 2.21m)

## LANDING

## BEDROOM ONE

11'10 x 10'10 (3.61m x 3.30m)

## BEDROOM TWO

11'6 x 7'3 (3.51m x 2.21m)

## BEDROOM THREE

12'10 x 8'10 (3.91m x 2.69m)

## BATHROOM

10'5" x 7'10" (3.2 x 2.4)



Road Map



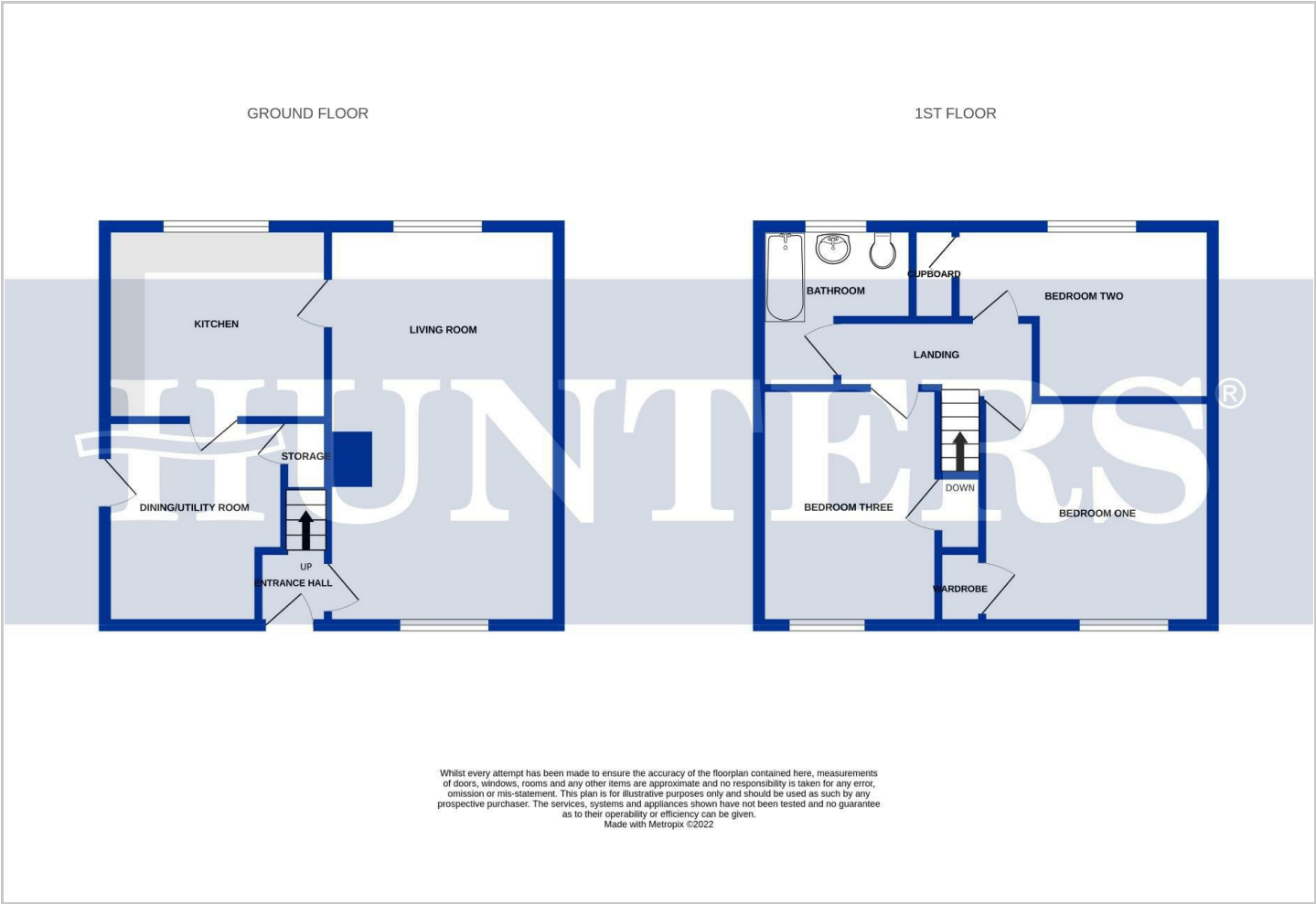
Hybrid Map



Terrain Map



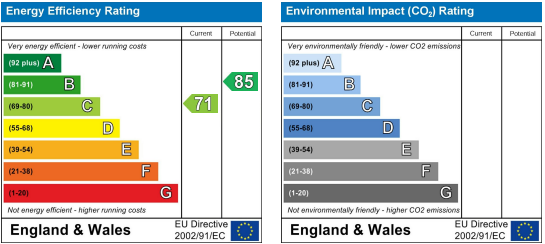
Floor Plan



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.