

# HUNTERS<sup>®</sup>

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## Back Lane

New Farnley, LS12 5HN

Guide Price £170,000





# 17 Back Lane

New Farnley, LS12 5HN

Guide Price £170,000



- Two bedroom stone mid terrace house
- Attention first time buyer and investors
- Well presented throughout
- Beautiful garden to rear
- On street parking
- Sought after semi-rural location

A well presented stone built TWO BEDROOM THROUGH MID TERRACED HOUSE is offered to the market in a sought after location in New Farnley, which is close to local amenities and transport links. The property dates back to circa 1876 and retains many character features such as high ceilings and sash windows and is also stylishly presented, it is sure to appeal to a range of buyers including FIRST TIME BUYERS and INVESTORS alike.

Having both GAS FIRED CENTRAL HEATING and DOUBLE GLAZING throughout, the property briefly comprises: A cosy LIVING ROOM with feature wall and open gas fire with stunning feature fire place surround and hearth. An internal door leads to the beautiful KITCHEN which has a country cottage feel. There are an excellent range of modern shaker style wall and base units with contrasting solid wood worktops, Belfast sink, stainless steel mixer tap and the benefit of an integrated electric oven, hob and extractor hood with space for a dishwasher, washing machine and fridge/freezer. There is also a large built in original storage cupboard and ample space for a dining table and chairs. An internal door leads to the CELLAR with light and power, perfect for storage and an external door leads to the REAR PORCH.

Stairs from the kitchen lead to the first floor where there are TWO bedrooms and a SHOWER ROOM. BEDROOM ONE, to the front of the house, is a fantastic sized double room with a built in storage cupboard and plenty of space for a double bed and furniture. BEDROOM TWO is also a double sized room with useful built in storage cupboard. The SHOWER ROOM has a shower cubicle with overhead mains powered shower and rainfall fitting, wash hand basin, low flush w/c and fully tiled walls. There is a useful large storage cupboard.

Outside, to the front, there is ON STREET PARKING available. To the rear, there is a beautiful lawned garden with a SOUTH FACING aspect enclosed by a low stone wall and low fencing. There is right of way to the rear for the row of terraced houses only.

The property is ideally located for commuting to both Leeds and Bradford and has excellent links to both the Leeds ring road and motorway network. There is a local pub within 200 metres and fabulous countryside walks within 300 metres.

Tel: 0113 257 6198

KITCHEN/DINER

LIVING ROOM

13'11" x 12'3" (4.24 x 3.73)

BEDROOM ONE

13'11" x 12'3" (4.24 x 3.73)

BEDROOM TWO

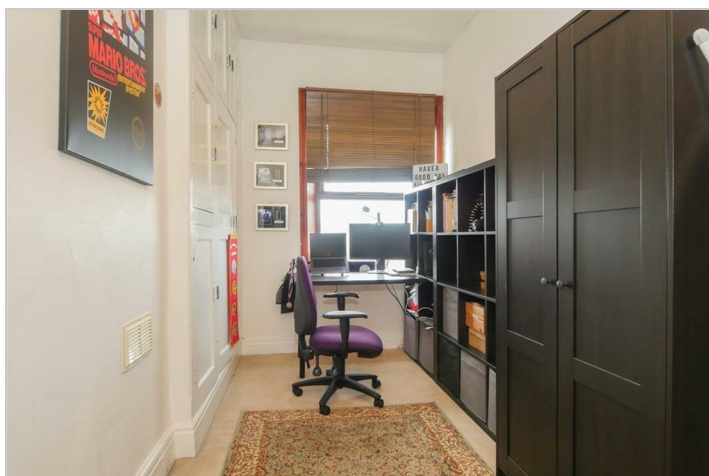
13'11" x 7'10" (4.24 x 2.39)

SHOWER ROOM

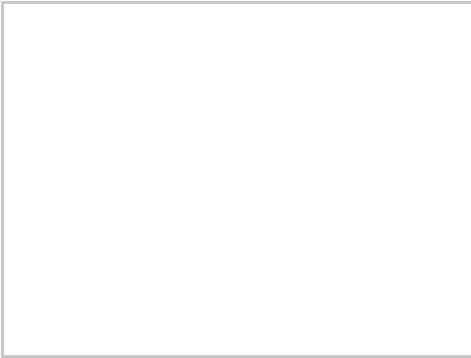
7'7" x 5'7" (2.31 x 1.70)

REAR GARDEN

REAR ELEVATION



Road Map



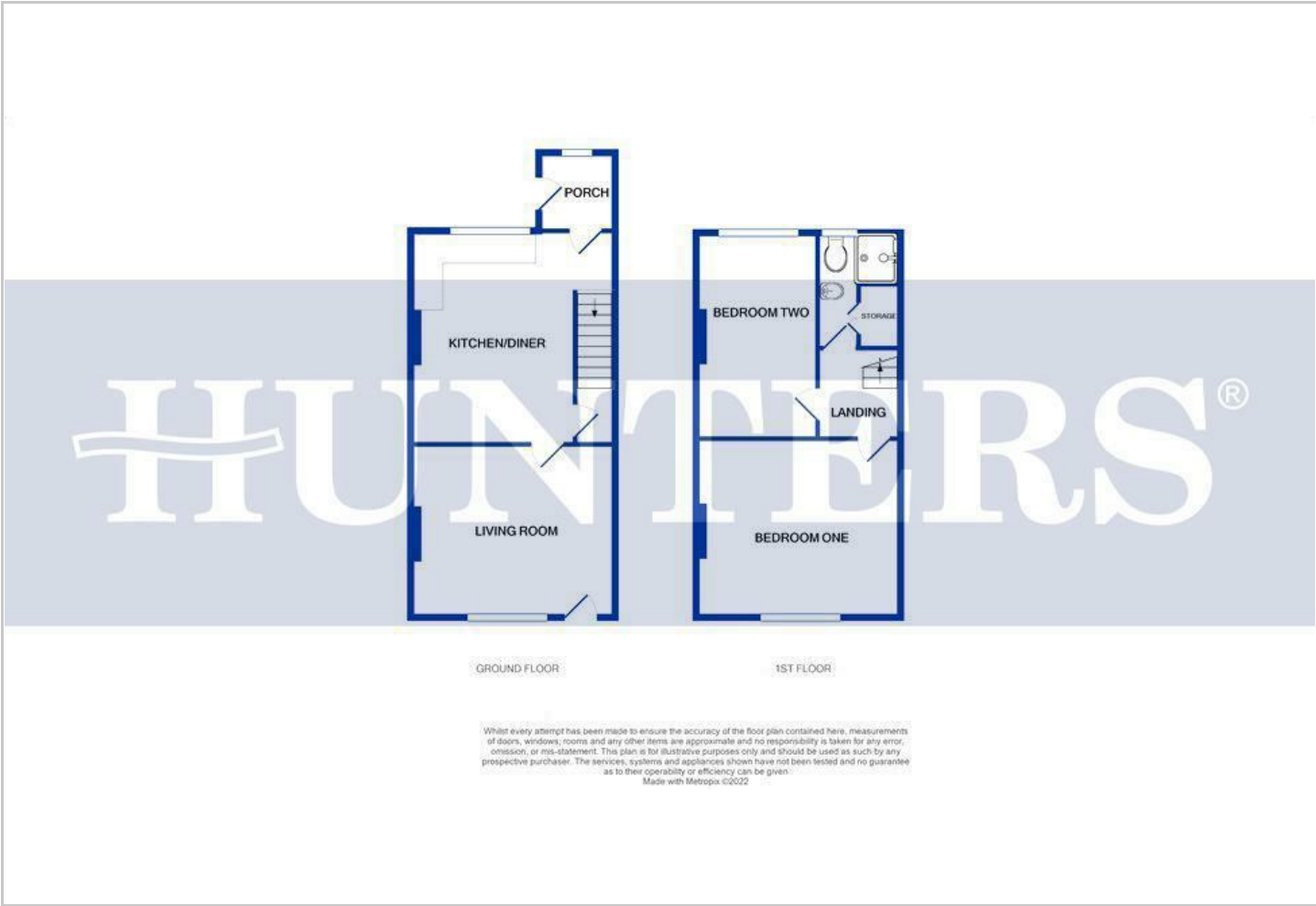
Hybrid Map



Terrain Map



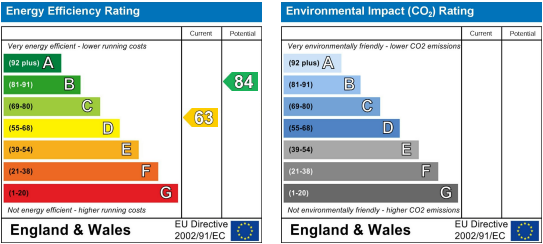
Floor Plan



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.