

# HUNTERS®

HERE TO GET *you* THERE



Wolley Avenue  
Leeds, LS12 5DX

Guide Price £220,000



Council Tax: B



# 24 Wolley Avenue

Leeds, LS12 5DX

Guide Price £220,000



- \*GUIDE PRICE £220,000 - £230,000 \*

- Three spacious bedrooms
- Extended ground floor
- Modern kitchen/diner with appliances
- Dual aspect main bedroom
- Stylish ground floor shower-room
- Enclosed rear garden
- Off-street parking
- Sought-after location

Presenting this well-maintained three-bedroom semi-detached house, perfectly suited for first time buyers and families, located in a sought-after area well served by public transport links, local amenities, and picturesque green spaces with nearby parks, walking, and cycling routes. The property benefits from an extended ground floor and offers generous living accommodation throughout.

Upon entering, you are greeted by a bright and spacious LIVING room featuring a charming fireplace, a large front window allowing for ample natural light, and French doors that open directly onto the enclosed rear garden—ideal for both relaxation and entertaining guests.

The modern KITCHEN/DINER enjoys ample storage units, worktops with integrated sink, a selection of integrated appliances, and dedicated spaces for a fridge freezer and washer. A handy storage cupboard adds further convenience to this practical living space.

Upstairs, the property boasts THREE bedrooms; the principal room is a generous double, comes complete with dual aspect windows and built-in wardrobes, while the second double features laminated flooring and a useful storage cupboard. The third bedroom, currently arranged as a single with a home office setup, is a versatile space ideal for today's flexible lifestyle.

The stylish ground floor SHOWER-ROOM fitted with a modern white suite, rain head shower, vanity sink unit, and a heated towel rail.

Externally, the front garden is enclosed with a low wall and hedge. To the rear, a generous enclosed garden offers a paved patio, decking, planted borders, external lighting, power points, a garden shed, fire pit, and a welcoming summerhouse. Further benefits include double glazing, gas central heating, and off-street parking.

New Farnley is a welcoming semi-rural village on the edge of Leeds, offering a peaceful community feel with great schools, local amenities, and open countryside walks. Excellent road and bus links make it ideal for commuters, combining village charm with easy city access.

ENTRANCE HALL

LIVING ROOM

DINING KITCHEN

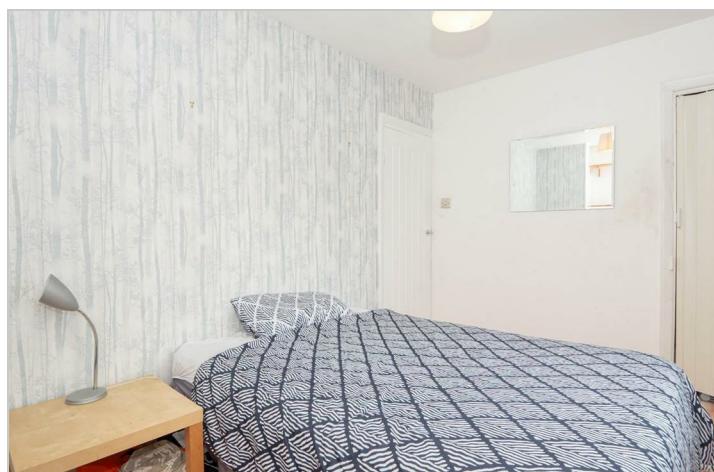
SHOWER-ROOM

BEDROOM ONE

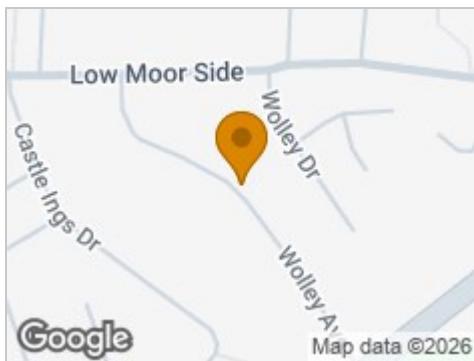
BEDROOM TWO

BEDROOM THREE

SUMMERHOUSE CAN BE INCLUDED FOR AN AGREED PRICE



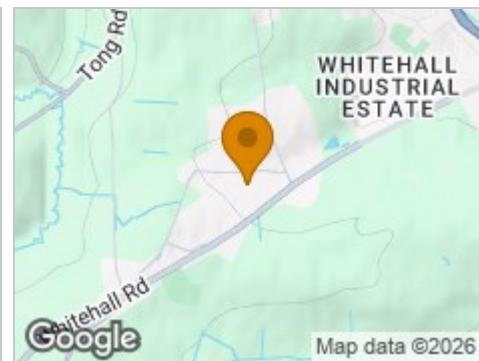
## Road Map



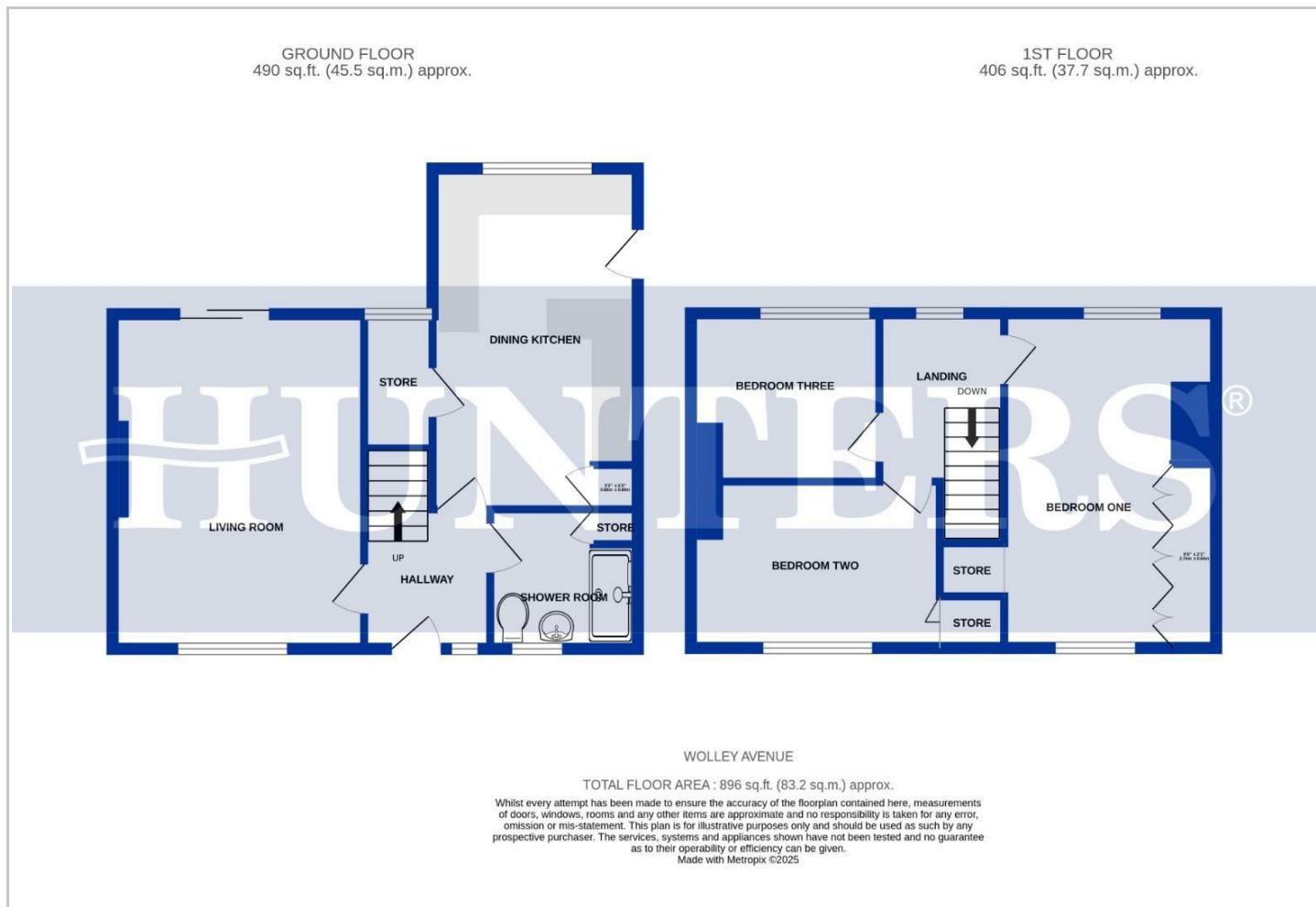
## Hybrid Map



## Terrain Map



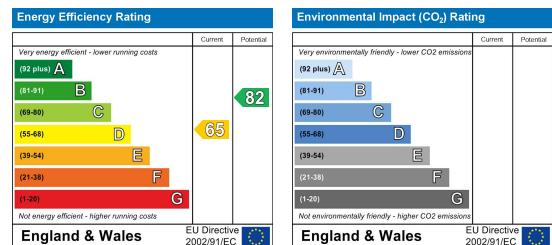
## Floor Plan



## 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.