

# HUNTERS®

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## Wolley Avenue

Leeds, LS12 5DX

Offers In The Region Of £215,000



Council Tax: B



# 43 Wolley Avenue

Leeds, LS12 5DX

Offers In The Region Of £215,000



- Three bedroom semi detached home
- Attention couples and families
- Spacious living room and conservatory
- Utility room and guest w/c
- Three double bedrooms
- Main bedroom with en-suite
- Driveway and large garden
- Close to excellent transport links and well regarded schools

Hunters are pleased to offer for sale this spacious and well presented THREE BEDROOM SEMI DETACHED home which is situated in the sought after semi-rural suburb of New Farnley. Boasting a spacious living room, CONSERVATORY, UTILITY ROOM, main bedroom with EN-SUITE, and externally, a DRIVEWAY and fantastic sized GARDEN, the property is sure to appeal to a range of buyers in particular COUPLES and FAMILIES. There is potential for a double storey rear extension, subject to relevant planning permission.

With the benefit of GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE HALL with stairs rising to first floor, understairs storage cupboard with light and power which currently being used as a work station and a GUEST W/C. The LIVING ROOM is a generous size with gas fire, surround and hearth and sliding patio doors to the CONSERVATORY, currently being used as a dining room. The KITCHEN has a range of modern wall and base storage units and an internal door with an integrated electric oven, hob and extractor hood, dishwasher and leads to a UTILITY/STORE ROOM which has space for a fridge/freezer, washing machine and dryer. An external door leads to the rear. The BATHROOM is located on the ground floor and has a corner bath with overhead mixer shower and part tiled walls.

Upstairs, there are THREE bedrooms, all of which are double sized rooms and BEDROOM ONE has an EN-SUITE SHOWER ROOM with cubicle and overhead electric shower, vanity style sink unit, heated towel rail and part tiled walls. The LANDING has a useful storage cupboard and provides access to the loft space.

Externally, there is a DRIVEWAY to the front and to the rear, is a fabulous sized SOUTH FACING garden which is fully enclosed. There is a patio area, perfect for entertaining and relaxing and the rest of the garden is mainly lawned, providing the ideal place for children to play. In addition, there are two wooden sheds, one with light and power and a greenhouse.

The location of property is convenient to access the Leeds ring-road, which in turn leads to the centre of Leeds and the motorway network. There are local amenities including a convenience store situated within 350 metres and beautiful countryside walks nearby. There are also a selection of well regarded primary and secondary schools within the area.

## HALLWAY

## KITCHEN

8'11 x 8'09 (2.72m x 2.67m)

## LIVING ROOM

16'05 x 12'04 (5.00m x 3.76m)

## CONSERVATORY

9'03 x 7'06 (2.82m x 2.29m)

## BATHROOM

7'04 x 4'04 (2.24m x 1.32m)

## GUEST W/C

6'10 x 2'05 (2.08m x 0.74m)

## UTILITY ROOM

8'09 x 7'00 (2.67m x 2.13m)

## LANDING

## BEDROOM ONE

13'03 x 9'05 (4.04m x 2.87m)

## EN-SUITE

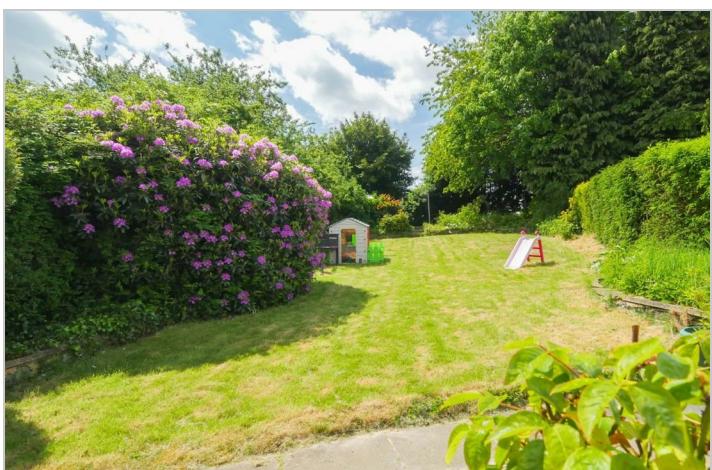
7'03 x 5'07 (2.21m x 1.70m)

## BEDROOM TWO

12'03 x 8'02 (3.73m x 2.49m)

## BEDROOM THREE

12'03 x 8'00 (3.73m x 2.44m)



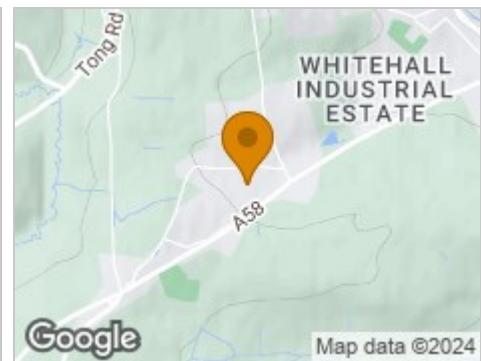
## Road Map



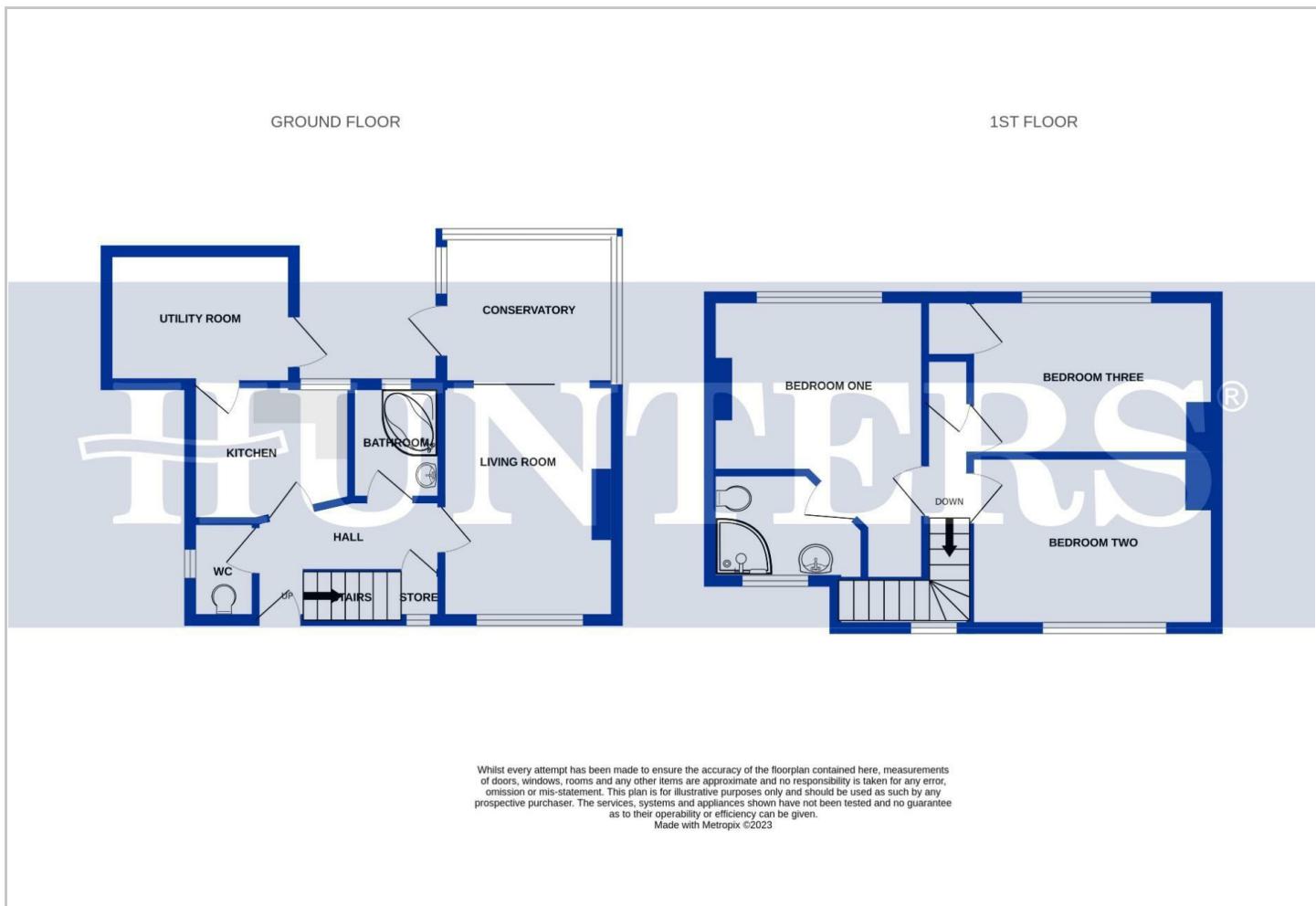
## Hybrid Map



## Terrain Map



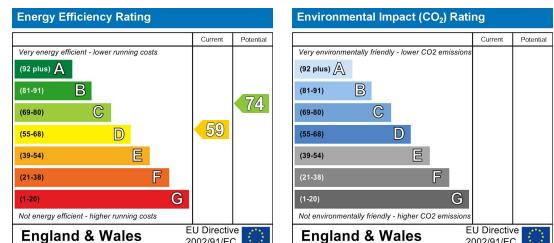
## Floor Plan



## 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.