

71 Ring Road Farnley



**Three Bedroom Semi Detached
Price: £160,000**

69 Lower Wortley Road
Wortley
Leeds
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web site
www.kathwells.com

e-mail
sales@kathwells.com

71 Ring Road Farnley, LS12 5AX

*** NO ONWARD CHAIN * * SOME
MODERNISATION & UPDATING REQUIRED
* * GARDENS * * DG & CH * * FITTED
WARDROBES * * OFF STREET PARKING /
SINGLE GARAGE * * IDEAL FAMILY HOME
* * EARLY VIEWING ADVISED ***

A good sized THREE BEDROOM semi detached house situated in an elevated position in a popular area of Farnley. The property is close to Farnley Park and is conveniently located for access to local amenities, shops and transport links to Leeds City centre and the Motorway Network.

Although the property is in need of SOME MODERNISATION & UPDATING it does benefit from DOUBLE GLAZING, CENTRAL HEATING and FITTED WARDROBES / STORAGE making an ideal purchase for a variety of buyers.

Briefly throughout the ground floor accommodation comprises of an ENTRANCE HALL with stairs rising to the first floor, a LIVING ROOM with a bay window overlooking the front garden and a fireplace and hearth with a living flame gas fire, a DINING ROOM with patio door opening onto the rear garden and a FITTED KITCHEN with an ample range of cabinets and access to the side garden.

To the first floor there are TWO DOUBLE BEDROOMS, a good sized THIRD BEDROOM with built-in wardrobes / storage, and a BATHROOM with a white suite and a plumbed shower above the bath.

Externally there are GARDENS to the front and rear. The front garden is mainly low maintenance and semi open plan; the rear garden is mainly lawn and has a paved seating area and a garden shed. A shared driveway provides access to a DETACHED SINGLE GARAGE GARAGE.

Early internal viewing is highly recommended to avoid disappointment. Viewings can be arranged by contacting the office.

EPC Rating: D

The Property Benefits From:

No Chain On Completion, Gardens, Double Glazing, Central Heating, Shared Driveway, Single Garage, Some Updating & Modernisation Required

The Property Comprises of:

Hallway, Living Room, Dining Room, Fitted Kitchen, Two Double Bedrooms, Single Bedroom, Bathroom / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Hallway:

Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, central heating radiator



Living Room:

Double glazed window to the front, central heating radiator, fireplace and hearth with an inset living flame gas fire, sliding doors through to the dining room



Dining Room:

Double glazed patio doors opening onto the rear garden, central heating radiator, laminated flooring, sliding doors through to the living room



Double glazed window, central heating radiator, an original fireplace



Fitted Kitchen:

Double glazed windows, an external door opening onto the side garden, a range of wall, drawer & base units, work surfaces, built under electric oven, four burner gas hob, extractor hood, space for a fridge / freezer, plumbing for an automatic washing machine, an inset 1 ¼ bowl stainless steel sink and drainer, under-stairs storage cupboard / pantry

Bedroom Three:

Double glazed window, central heating radiator, fitted storage / built-in wardrobes



FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation and to the loft space

Bedroom One:

Double glazed window, central heating radiator, an original fireplace

Bathroom / WC:

Double glazed window, a white suite comprising of a panelled bath with a plumbed shower above, wash basin, low flush WC, vertical central heating radiator



TO THE OUTSIDE:

Bedroom Two:



Gardens:

The front garden is semi open plan and low maintenance. The rear garden is enclosed by fencing and has a lawn, a garden shed and a paved seating area

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2393-2110-2502-1925>



Parking / Garage:

A shared driveway with lockable gates provides access to a single garage with an up and over door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans:

Directions:

From our Wortley office proceed down Lower Wortley Road to the traffic lights, turn right and continue. Number 71 can be found on the left hand side (just before the McDonald's roundabout)

Mortgages:

Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd is an appointed representative of mortgage advice bureau Ltd which is regulated and authorised by the Financial Conduct Authority.

In general, Buy to Let mortgages are not regulated by the Financial Conduct Authority,

Your home may be repossessed if you do not keep up repayments on your mortgage.

Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

Internet:

Properties for sale can be viewed on the "World Wide Web", www.kathwells.com

E-mail: sales@kathwells.com

THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

Reference: 4726 - 17 October 2022

Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph may not be included.

These details have not yet been checked or approved by our vendor and may be subject to change!!

Floor Plan 1

Floor Plan 2

Floor Plan 3

Floor Plan 4

Floor Plan 5

Floor Plan 6

