



Little Fenton Lane | Little Fenton | LS25 6HD

£350,000

Two bedroom semi-detached | Council Tax Band C | EPC Rating C

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\*\*\*STUNNING SETTING. SOUGHT AFTER VILLAGE LOCATION. NO CHAIN. RECENTLY CONSTRUCTED \*\*\*

Nestled in the charming area of Little Fenton, Leeds, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. A modern fitted kitchen with dining area meets the needs of most with culinary aspirations. The layout is thoughtfully designed to maximise space and light, creating a homely atmosphere throughout. The bungalow features a well-appointed bathroom, ensuring all your daily needs are met with ease.

One of the standout features of this property is the ample parking space, accessed via the shared drive to both recently constructed properties, accommodating up to two vehicles, which is a rare find in many urban settings. This added convenience allows for easy access and peace of mind for you and your guests. Having oil fired central heating with private drains shared between the two semi-detached bungalows.

Little Fenton is a lovely community, offering a tranquil environment while still being within reach of the vibrant city of Leeds. With local amenities nearby and excellent transport links, you can enjoy the best of both worlds – the serenity of suburban living and the excitement of city life.

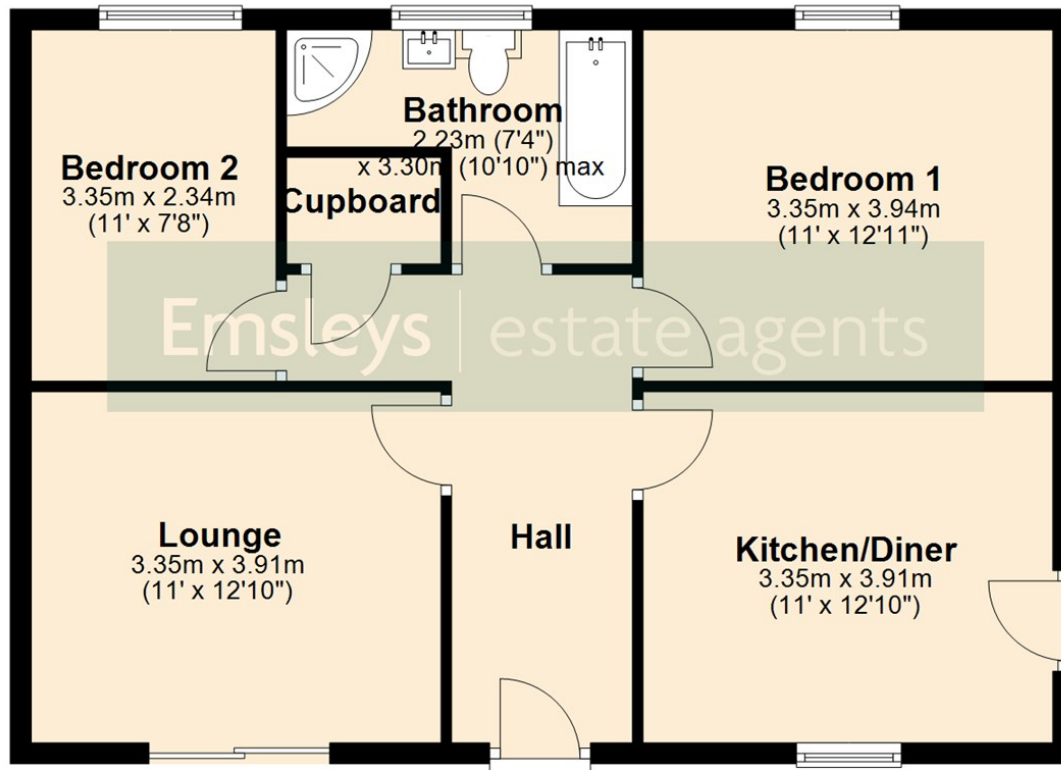
This bungalow presents a wonderful opportunity for those looking to settle in a friendly neighbourhood. Don't miss your chance to make this charming property your new home. Call now to arrange your viewing.





## Ground Floor

Approx. 66.4 sq. metres (714.9 sq. feet)



Total area: approx. 66.4 sq. metres (714.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ

t: 01977 680088 [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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