

HARDISTY AND CO



**Farrow Hill
Wortley**



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**£170,000
Price**

HARDISTY AND CO

PRICED TO SELL SPACIOUS 3 bed SEMI-DETACHED property on a LARGER THAN AVERAGE CORNER PLOT - Great for FIRST TIME BUYERS! Offering good-sized living accommodation and three generous bedrooms! Briefly comprising; Entrance hall, family lounge, kitchen, utility room, 3 double bedrooms & a modern house bathroom! Gardens to the front, side and rear. OFF-STREET PARKING & DRIVEWAY. Council tax band - A. EPC -C.



INTRODUCTION

****PRICED TO SELL**** This spacious three double bedroom semi-detached property is sure to be attractive to a wide range of buyers, most suited for first time buyers! Offering good-sized living accommodation and three generous bedrooms! This property has been very well maintained throughout and sits on a larger than average corner plot, with gardens to the front, side and rear. Off-street parking is available on a block paved gated driveway to the front! Briefly compromising; Entrance hall, family lounge, kitchen and utility room. To the first floor; Three double bedrooms and a modern house bathroom! Council tax band - A. EPC - C. Not to be missed!!!

LOCATION

Wortley offers excellent commuter routes into Leeds City Centre via the A647 & the B6154. The Armley Gyratory is nearby and gives major links to the motorway networks.

There are local shops and amenities, with further amenities and a Railway Station in Bramley. Within a short drive major retail stores can be found along the Ring Road, with the White Rose Shopping Centre also closeby along with good schools.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS12 3TE.

ACCOMMODATION

GROUND FLOOR

Entrance door into...

ENTRANCE HALL

Staircase up to the first floor. Access into...

LOUNGE/DINER

19'7" x 11'10"

A spacious, light and airy lounge with dual aspect windows to the front and rear.

KITCHEN

10'7" x 9'7"

A good size kitchen with shaker style units with laminate work surfaces over. Comprising, integrated cooker with induction hob and extractor fan over, stainless steel sink with side drainer, plumbing for automatic washing machine and dishwasher. Space for tall fridge freezer and dryer.

UTILITY ROOM

9'7" x 7'6"

A useful addition. Under stairs cupboard. Access out to the side.

FIRST FLOOR

LANDING

Access into...

BEDROOM ONE

12'1" x 10'8"

A spacious double bedroom to the front of the property. Useful storage cupboard.



BEDROOM TWO

11'8" x 7'7"

Another double bedroom to the front of the property with pleasant outlook.

BEDROOM THREE

A further double bedroom to the rear of the property with fitted wardrobe. Pleasant garden outlooks.

BATHROOM

8'1" x 7'4"

A modern three-piece bathroom comprising panel bath with shower over, wash hand basin with vanity unit and WC. Tiled flooring. Window to the rear.

OUTSIDE

A good size corner plot with gardens to front, side and rear. To the front is a well maintained lawn and gated access onto a paved driveway. To the rear is a private enclosed garden with a lawn area and patio area - Perfect for sitting out.

NON STANDARD CONSTRUCTION - TIMER FRAMED

We are advised that this is a NON STANDARD CONSTRUCTION - "SPOONER, TIMBER FRAMED WITH BRICK OVERLAY" CONSTRUCTION. Advice should be sought via your Legal Advisors in this respect. Please speak with our Mortgage Advisors through Hardisty Financial - 2390012 Option 3 in order to get the best mortgage advice/deals.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

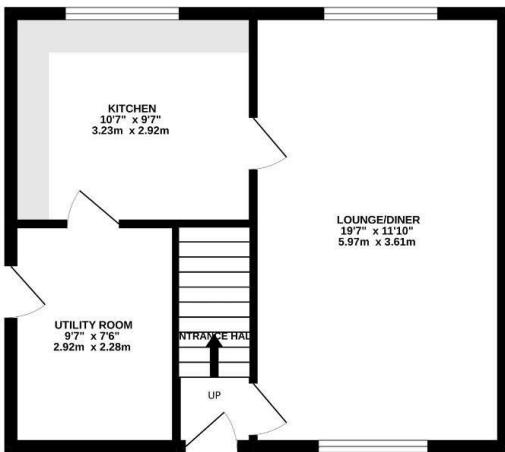
SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

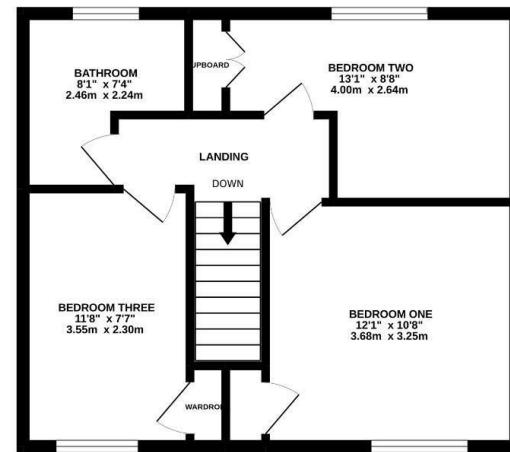


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GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

HARDISTY SALES

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