

27 Hare Park Mount Farnley



**Three Bedroom Semi Detached
Offers in the region of: £195,000**

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27 Hare Park Mount Farnley, LS12 5LR

* EXTENDED SEMI * * SEMI RURAL
LOCATION * * VIEWS OVER COUNTRYSIDE
* * VERY WELL PRESENTED * * DG & CH * *
LARGE REAR GARDEN * * OFF STREET
PARKING WITH SHARED DRIVE * * SINGLE
GARAGE * * CUL-DE-SAC POSITION *

Located on the outskirts of Farnley in a popular 'sought after' area and conveniently situated for access to local amenities, schools, Leeds City centre and the Motorway networks. This nicely proportioned and EXTENDED THREE BEDROOM family home has a LARGE ENCLOSED REAR GARDEN which is perfect if you have young children or pets or have 'green fingers'.

On entering the property the HALLWAY has stairs rising to the first floor and access to the ground floor accommodation. The LIVING ROOM with a feature fireplace at its centre has a large window overlooking the front garden and double doors through into the extended DINING ROOM, which in turn has French doors opening onto the rear garden and ample space for a dining table and chairs. The FITTED KITCHEN is open plan to the dining room and has an abundance of fitted storage cabinets, workspace; this room opens onto the UTILITY ROOM which has plumbing for an automatic washing machine.

To the first floor there are TWO DOUBLE BEDROOMS, both of which have ample space for bedroom furniture. There is a further SINGLE BEDROOM and a FITTED BATHROOM with a modern white suite, a plumbed shower above the bath and a wall mounted wash basin.

Externally the REAR GARDEN is enclosed and has a paved seating area, a low maintenance area and a lawn. This garden backs onto farmland and for those enjoying country walks there are many public footpaths nearby. The front garden has a lawn and some planting. A DRIVEWAY provides access to a SINGLE DETACHED GARAGE which provides useful OFF STREET PARKING.

Early internal viewing is highly recommended to fully appreciate the benefits and space on offer. Viewings can be arranged by contacting our office.

EPC Rating: E

The Property Benefits From:

Good Sized Gardens, Off Street Parking, Single Garage, DG & CH, Close to Countryside, Views Over Farmland

The Property Comprises of:

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

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Hallway:

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

Living Room:

Double glazed bay window to the front elevation, a modern fire surround and hearth with an inset living flame coal effect fire, ceiling coving, television point, central heating radiator, double doors through to the dining kitchen



Extended Dining Kitchen:

A good sized open plan dining kitchen which has been extended to the rear. We understand from the vendors that they have architects drawings and were granted planning permission to extend the property to the first floor.

Kitchen Area:

Double glazed window to the rear, a modern range of fitted wall, drawer & base units, wooden work surfaces, an inset double Belfast sink, space for a fridge / freezer, gas cooker with an extractor hood above, tiling to the splash-backs, inset ceiling lights



Utility Room:

Double glazed window to the side elevation, fitted cabinets, wooden work surfaces, plumbing for an automatic washing machine, space for a tumble dryer, central heating boiler



Dining Area:

Double glazed windows and French doors opening onto the rear garden, central heating radiator, inset ceiling lights, ample space for a dining table and chairs



FIRST FLOOR:

Landing:

Double glazed window to the side elevation, access to the first floor accommodation

Bedroom One:

Double glazed window to the front elevation, central heating radiator



Bedroom Two:

Double glazed window to the rear elevation, central heating radiator, access to an insulated and boarded loft space with a light via a pull down loft ladder



Bedroom Three:

Double glazed window to the front elevation, central heating radiator



Bathroom / WC:

Double glazed window to the rear elevation, a modern white suite comprising of a panelled bath with a plumbed shower above and a glazed side screen, wall mounted modern wash basin, low flush WC, ladder style central heating radiator / towel warmer, modern tiling to the walls, laminated flooring



TO THE OUTSIDE:



Gardens:

The front garden is enclosed by a low wall and has a lawn and some planting. The rear garden is a good size, enclosed by fencing and divided into several areas including a decked entertaining area, a low maintenance gravel patio, a lawn, some planting and an outside tap. A garden gate provides access to a public footpath through farmland (leads to Post Hill and towards the Beulah)



Parking:

A driveway provides access to a detached single garage

Views:



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?

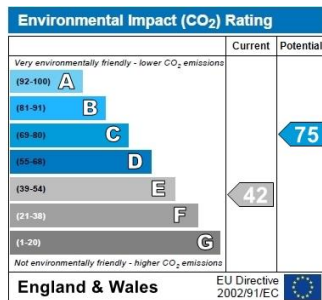
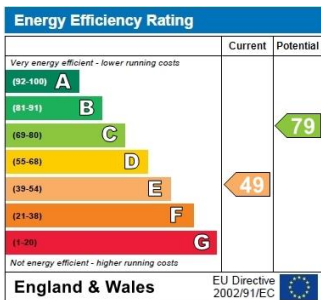
Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a potential buyer waiting for your home.

Reference: 8783 - 26 November 2020

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!!



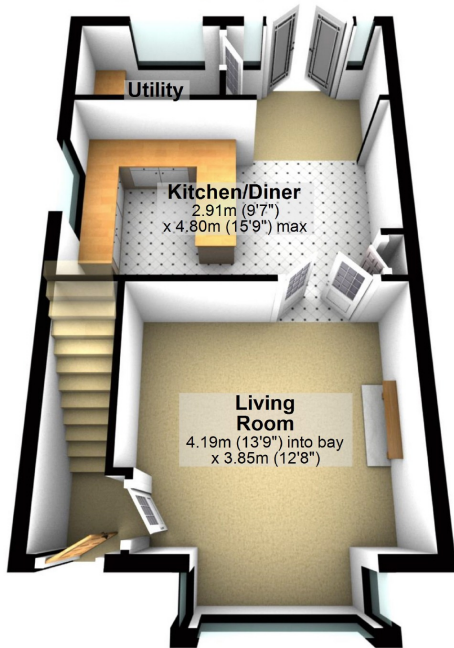
Directions:

From our Wortley office proceed down Lower Wortley Road to the traffic lights, turn right onto the Ring Road and continue. At the second mini roundabout turn left into Butt Lane, right into Water Lane, continue into Gamble lane and turn right into Hare Park Mount where number 27 can be found signified by our FOR SALE Sign

Mortgages:

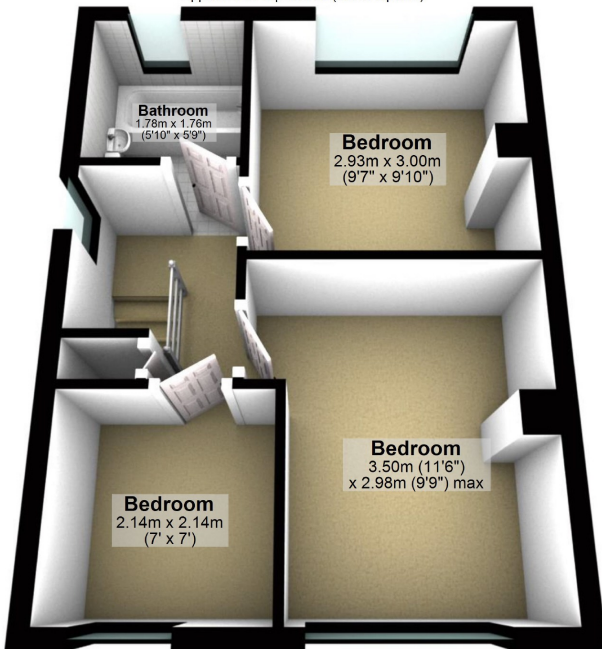
Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



27, Hare Park Mount, LEEDS, LS12 5LR

Dwelling type: Semi-detached house
Date of assessment: 12 February 2018
Date of certificate: 12 February 2018

Reference number: 9228-7071-6242-5478-4940
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,330
Over 3 years you could save	£ 1,269

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 150 over 3 years	
Heating	£ 2,781 over 3 years	£ 1,764 over 3 years	
Hot Water	£ 324 over 3 years	£ 147 over 3 years	
Totals	£ 3,330	£ 2,061	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 69
2 Internal or external wall insulation	£4,000 - £14,000	£ 555
3 Floor insulation (suspended floor)	£800 - £1,200	£ 129

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.