

27 Hare Park Mount Farnley



**Three Bedroom Semi Detached
Offers in the region of: £165,000**

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27 Hare Park Mount Farnley, LS12 5LR

*** CLOSE TO COUNTRYSIDE * *
ARCHITECTS PLANS
AVAILABLE FOR A FIRST FLOOR
EXTENSION * * EXTENDED TO
THE GROUND FLOOR * *
RECENTLY FITTED MODERN
BATHROOM SUITE * * OFF
STREET PARKING ***

A SUPERB FAMILY HOME situated on a POPULAR CUL-DE-SAC close to OPEN COUNTRYSIDE. Early internal viewing is highly recommended to fully appreciate this THREE BEDROOM SEMI DETACHED which has been EXTENDED TO THE REAR (we understand from the vendors that the ground floor extension was built with footings suitable to add an extension to the first floor; architects plans are available upon request) and has a LARGE REAR GARDEN. Briefly throughout the property comprises of a HALLWAY with stairs rising to the first floor, a LIVING ROOM with a modern fire place & hearth and an inset living flame coal effect fire, a good sized DINING KITCHEN which has been EXTENDED to the rear and has an ample range of cabinets, a UTILITY ROOM with plumbing for an automatic washing machine, TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM and a RECENTLY FITTED BATHROOM / WC with a white suite and a plumbed shower over the bath. A shared driveway provides access to a PARKING AREA and a SINGLE

The Property Benefits From:

Recently Fitted Bathroom / WC, Extended To The Rear, Large Rear Garden, Off Street Parking & Single Garage, DG & CH, Close to Countryside, Cul-de-sac Position

The Property Comprises of:

Hallway, Living Room, Fitted Dining Kitchen (extended to the rear), 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:

15'03" x 12'07" (4.65m x 3.84m)

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:
16'01" x 14'07" (4.90m x 4.45m)**

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 o the rear, a modern range of fitted wall, drawer & base units, complimentary wooden work surfaces, an inset double Belfast sink, space for a fridge / freezer, gas cooker point with an extractor hood above (the 5 burner range style cooker may be included subject to offer), tiling to the splashbacks, inset ceiling lights

Dining Area:

Double glazed windows and French doors to the rear with access to the rear garden, central heating radiator, inset ceiling lights



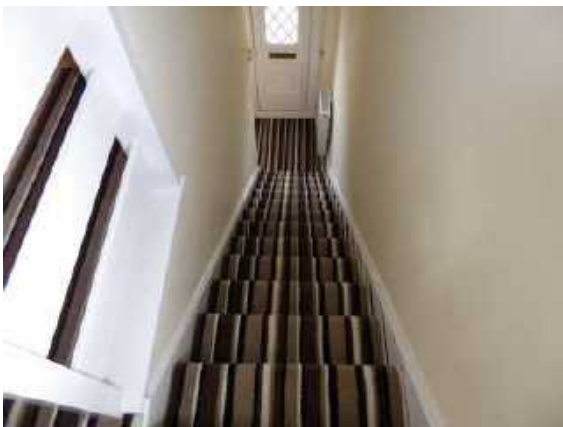
**Utility Room:
8'11" x 5'03" (2.72m x 1.60m)**

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

FIRST FLOOR:

Landing:

Double glazed window to the side elevation



Bedroom One:

12'05" x 10'07" (3.78m x 3.23m)

Double glazed window to the front elevation, central heating radiator



Bedroom Two:

10'04" x 9'08" (3.15m x 2.95m)

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:

8'01" x 7'01" (2.46m x 2.16m)

Double glazed window to the front elevation, central heating radiator



Bathroom / WC:

7'02" x 6'00" (2.18m x 1.83m)

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



decked seating area. There is a garden tap. A gate provides access from the rear garden to a public footpath



TO THE OUTSIDE:



Front Views From Bedroom One: :

Rear Views:



Drive / Garage:

A shared driveway provides access to a parking area and a single detached garage

Gardens:

The front garden is semi low maintenance with a lawn. The rear garden is a good size and divided into several areas with a decked seating / entertaining area, a low maintenance gravel patio, a lawn, and a further



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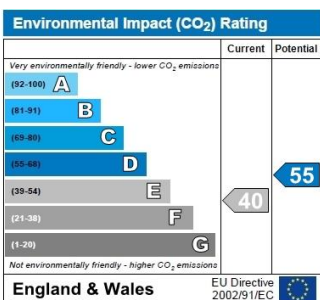
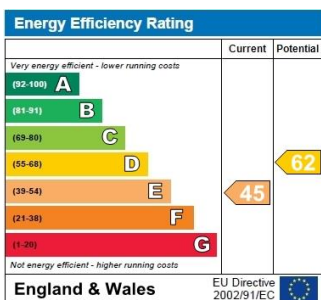
THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we

Reference 7184 - 13 February 2018

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



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

Mortgages:

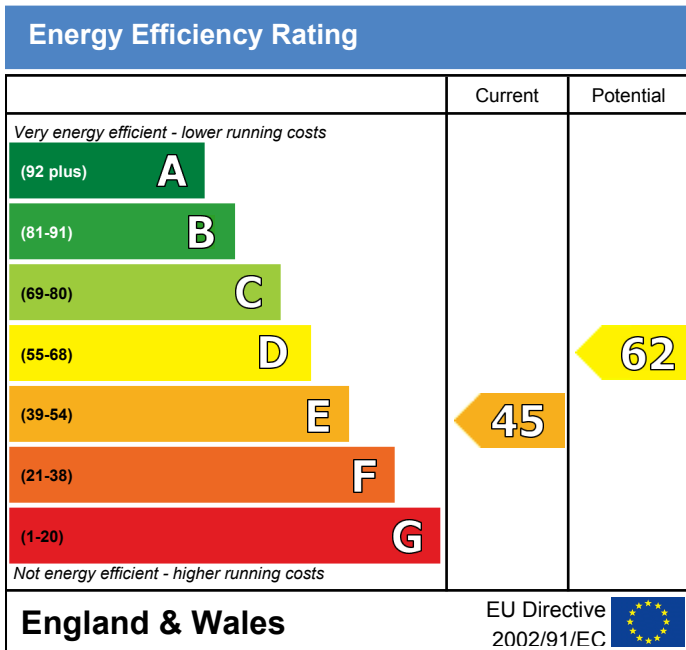
Energy Performance Certificate



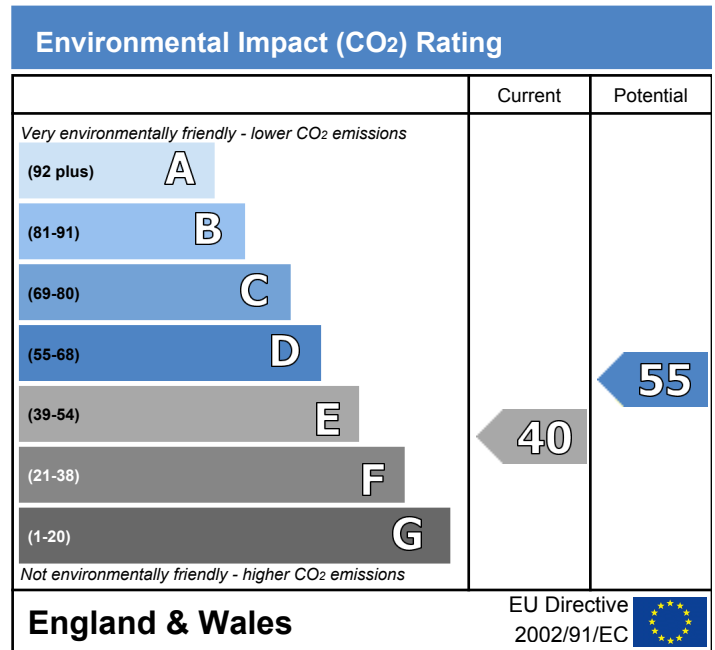
27, Hare Park Mount,
LEEDS, LS12 5LR

Dwelling type: Semi-detached house
Date of assessment: 04 February 2009
Date of certificate: 04 February 2009
Reference number: 8071-6422-5740-4734-1002
Total floor area: 74 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	468 kWh/m ² per year	325 kWh/m ² per year
Carbon dioxide emissions	5.8 tonnes per year	4.0 tonnes per year
Lighting	£65 per year	£35 per year
Heating	£806 per year	£586 per year
Hot water	£103 per year	£83 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk/myhome

Certification mark