



SANDSTONE DRIVE,
FARNLEY, LEEDS,
LS12 5SU
£375,000

4 Bedroom House

LINLEY &
SIMPSON

BEAUTIFUL and PRIVATE FAMILY HOME! Brilliantly located in catchment for great primary and secondary schools (Including St Josephs) is this exceptional, detached and double fronted home. With fantastic internal and external space including four bedrooms, two reception rooms, utility room, W.C, en-suite and a large garden backing onto private woodland! Completion is expected late June 2022 at the earliest but will be sold with no onward chain.

Accommodation

Ground Floor

Entrance Hall - Main entrance into the house is via the central entrance hall on the ground floor. There is a cloakroom cupboard accessed via the hallway. The flooring is solid oak, which flows into the living, family and dining rooms.

Living Room - The main reception room in this house is at the front of the ground floor. There are internal double doors at the rear leading to the dining room (great for entertaining) but the room still manages to feel cosy and warm for cold winter nights.

Dining Room - Located at the rear of the living room there is a garden facing formal dining room, which like the living room has a large window (but this one facing the beautiful garden and woodland beyond - there are also rear external doors leading onto this lovely garden).

Family Room - This property has a second reception room, the 'family room' adjacent from the living room at the front of the ground floor. The family room is a lovely extra room, which most properties in this development don't have, and works brilliantly for children of all ages.

Kitchen - The rear of the ground floor is home to the large and open kitchen. This is a very well-proportioned room which has ample wall and base units within. The kitchen has dual aspect windows at the side and rear, which flood the rustic but bright sage green cabinets very nicely.

Utility Room and W.C - The utility room is a necessity for any modern family home, accessed to the rear of the kitchen with an external door to the garden; this is a nice space. The W.C is also accessed at the rear of the house.

First Floor

Master Bedroom Suite with En-Suite - The master bedroom is a large double room on the first floor, with a large walk in wardrobe along one wall and is illuminated by a large front-facing window. The en-suite is a three-piece suite with a large walk-in shower, toilet and hand basin.

Bedroom Two - The second bedroom is another good sized double bedroom with a lovely view of the large rear garden and rolling woodland beyond. The second bedroom also has built in wardrobes leaving a lot of floor space available for other furnishings.

Bedroom Three - The third bedroom is yet another double bedroom at the front of the house with nice, versatile floor space able to be used a number of different ways.

Bedroom Four - The fourth bedroom is at the rear of the first floor and is a good-sized single bedroom with views of the garden. This fourth bedroom is currently used as a home office and is the perfect size and location for that.

House Bathroom - The house bathroom is a tasteful, floor to ceiling-tiled three-piece suite comprising of a large bath with over-head shower, toilet and hand basin. There are built in cabinets in the bathroom that add warmth and class to this functional room.

External - This lovely detached house is a fantastic family home and is located on a quiet residential street. The property boasts impressive external space; at the front of the house there is a double driveway for parking two cars side by side. There is access to the rear garden at both sides of the house that is very convenient for access. The rear garden is large and flat and is laid mostly to lawn. There is a very nicely installed Indian stone patio for entertaining all ages. To the rear of the garden there is a gate leading onto the woodland behind, part of this woodland is actually on the title for this house and therefore will be sold with the house; ensuring privacy and security for the future.

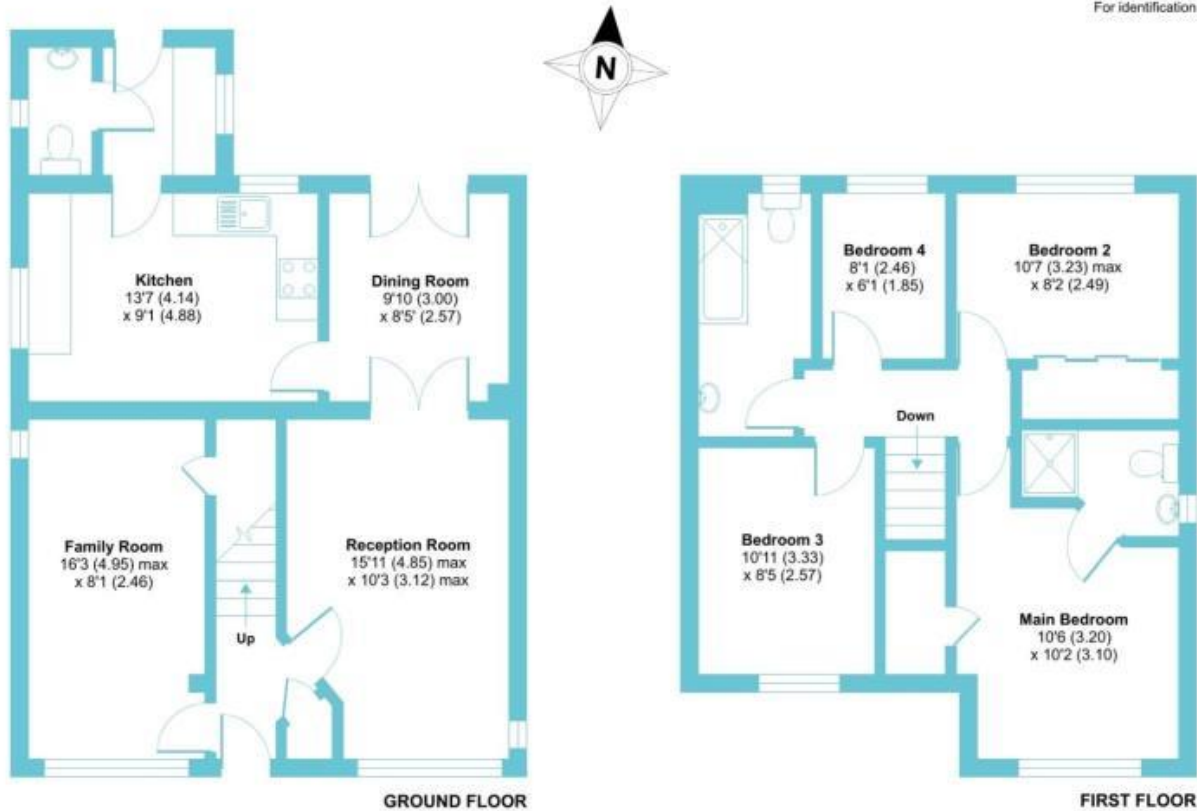
Location - This lovely home is within the catchment area for many desirable primary and secondary schools including St. Joseph's Catholic Primary School, Pudsey. Farnley is a residential district which is located in South Leeds between Leeds City Centre and Pudsey which makes commuting to the city centre (which has the largest train station in the North of England) very convenient. Farnley also has fantastic road links and easy access to the motorways and bus links for commuting too. There are communal green spaces to be found throughout and there is easy access to shopping centres and smaller local shops conveniently positioned too. There are good primary and secondary schools close by including Farnley Academy and there are remnants of Farnley's historic past in the form of many mills from the industrial revolution and monuments too.



Sandstone Drive, Leeds, LS12

Approximate Area = 1215 sq ft / 112.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Linley & Simpson. REF: 798253

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			87
(69-80) C	76		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

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 will be.

AGENTS NOTES:

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