KATH | WELLS

ESTATE AGENTS & VALUERS



3 Stephenson Way

New Farnley, Leeds, LS12 5RT

£2,500 Per Month

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* ONE NOT TO BE MISSED * * AVAILABLE FROM JANUARY * * FOUR BEDROOM DETACHED *
* UNFURNISHED * * OFF STREET PARKING * * DEPOSIT £2884.00 *

Situated in a popular residential area of Farnley making an ideal family home. The property benefits from having DOUBLE GLAZING & GAS CENTRAL HEATING as well as OFF STREET PARKING.

The property has been extended to the ground floor, providing spacious and versatile accommodation, making it an ideal home for families or professional tenants seeking additional living space. The property is conveniently located within walking distance of local amenities, well-regarded schools and regular bus routes to surrounding areas.

The accommodation briefly comprises an entrance hallway, downstairs cloakroom/WC, spacious living room with feature fireplace and French doors opening into an attractive orangery, which also benefits from French doors leading out to the rear garden.







GROUND FLOOR:

Hallway:
Access via a front entrance door, central heating radiator, internal access to the integral garage / utility area

Cloakroom / WC:
Double glazed window, low flush WC, wash basin

Open Plan Living Room / Dining Area:
Double glazed windows, French doors opening onto the conservatory, open plan stairscase rising to the first floor, a modern fireplace with an inset living flame gas fire, inset ceiliung lights, engineered Oak flooring, ample space for a range of living room and dining room furniture

Orangery:
A double glazed orangery with a dwarf wall, double glazed French doors opening onto the rear garden, two mopden central heating radiators, two remote controlled Velux windows with blinds

Fitted Breakfast Kitchen:
Double glazed window, two 'sun tunnels' throwing natural light into the room, a modern range of fitted wall, drawer & base units, quartz work surfaces, a range of integral appliances (electric double oven / grill, 5 burner gas hob, extractor hood, dishwasher, fridge / freezer), an inset sink and drainer, pelmet and plynth lighting, a dining / breakfast area with ample space for a table and chairs, vertical central heating radiator.

Snug / Study:
Double glazed window, engineered Oak flooring, a log effect living flame fire, central heating radiator

FIRST FLOOR:

Landing:
Double glazed window, access to the first floor accommodation, central heating radiator, storage cupboards, access to an insulated loft space

Separate WC:
Double glazed window, a modern white suite comprising of a low flush WC with a concealed cistern, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

Bedroom One:
Double glazed window, central heating radiator, a range of fitted wardrobes / storage

En-suite Shower Room / Family Shower Room / WC
Used as an en-suite shower room for bedroom one / a family shower room: Double glazed window, a modern white suite comprising of a walk-in shower area with a glazed side screen and a plumbed shower, wash basin set into a vanity unit, low flush WC with a concealed cistern, modern tiling, extractor fan, ladder style central heating radiator / towel warmer

Bedroom Two:
Double glazed window, central heating radiator, a range of fitted wardrobes / storage

En-suite Shower Room / WC:
Double glazed window, a modern white suite comprising of a glazed shower cubicle with shower, wash basin set into a vanity unit

Bedroom Three:
Double glazed window, central heating radiator, a range of fitted wardrobes / storage

Bedroom Four:
Double glazed window, central heating radiator

TO THE OUTSIDE:

Gardens:
The rear garden is mainly low maintenance with paved patio / seating areas, planted beds, an outside tap, external lightiung and power points. The front garden has a lawn and a variety of ornamental shrubs and plants.

Double Garage:
A double glarage with an electric door, power and light. There is a utility area to the rear of the garage with plumbing for an atomatic washing machine and an internal door giving access to the hallway

Off Street Parking / Driveway:
A shared driveway with a 'ranch style gate' gives access to the property. A private block paved area and driveway provides usefull off street parking and access to teh double garage

Permitted Payment:
As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:
i) A Holding Deposit: capped at 1 week's rent
ii) A Security Deposit: capped at five weeks' rent
During the tenancy:
i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
iii) Payment for the reasonably incurred costs for the loss of keys/security devices
iv) Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Other permitted payments may include:

i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

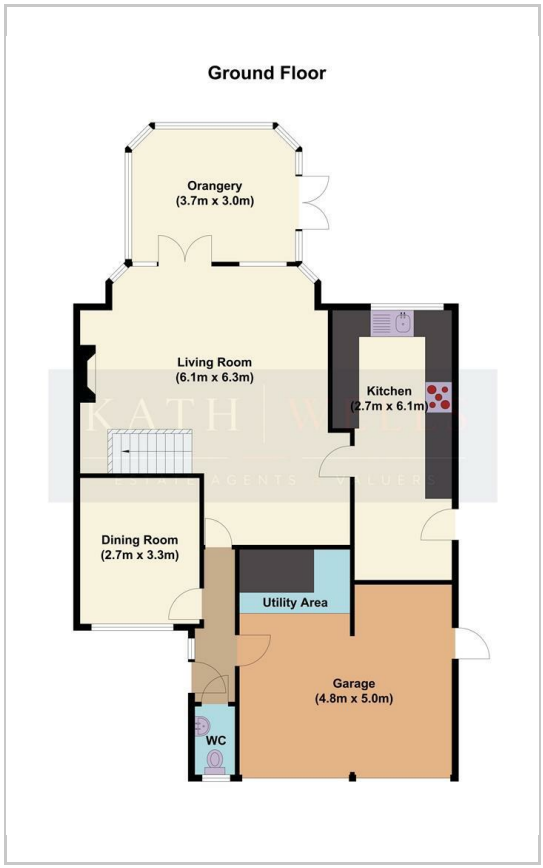
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Council Tax Band & EPC Rating:
Council Tax Band: E / EPC Rating: C

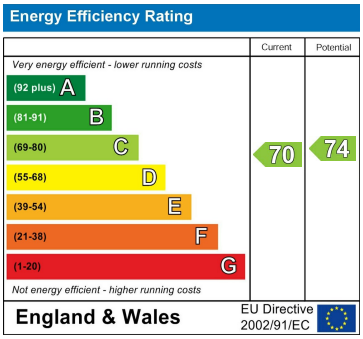
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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