



**Tong Green, Farnley LEEDS LS12 5NF**

**welcome to**

**Tong Green, Farnley LEEDS**

Offered with no onward chain, two double bedroom semi detached, spacious dual aspect lounge with patio doors, fitted kitchen with serviced boiler, close to local schools and amenities, ideal first time buyer or downsizer property.



### **Property Information**

An excellent opportunity to purchase this well-presented two bedroom semi-detached property ideally situated on the popular Tong Estate just off Farnley Ring Road. Offered to the market with no onward chain, this attractive home is ideal for first-time buyers, downsizers and investors alike. Benefitting from double glazing throughout, gas central heating and a recently serviced boiler, the property offers spacious and comfortable accommodation together with attractive front and rear gardens and a private driveway. Nearby primary schools include Lawns Park Primary School and Ryecroft Academy, both conveniently located within Farnley. For secondary education, The Farnley Academy is close by and serves the local area.

### **Entrance Hall**

Welcoming entrance hall providing access to the principal ground floor accommodation.

### **Lounge**

A bright and spacious dual-aspect lounge featuring patio doors opening onto the rear garden, allowing plenty of natural light and creating an excellent space for relaxation and entertaining.

### **Kitchen**

A well-appointed fitted kitchen offering a range of wall and base units with ample work surface space and views over the rear garden.

### **Landing**

### **Loft Space**

Partially boarded with loft ladder access.

### **Bedroom One**

Generous double bedroom with ample space for bedroom furniture.

### **Bedroom Two**

A further good-sized double bedroom.

### **Bathroom**

Three-piece suite comprising bath, wash hand basin and low-level WC.

### **Outside**

To the front of the property is a lawned garden and private driveway providing off-road parking. The enclosed rear garden offers an ideal space for outdoor enjoyment, with lawned areas and room for seating and entertaining.



**view this property online** [williamhbrown.co.uk/Property/PDY117037](http://williamhbrown.co.uk/Property/PDY117037)



welcome to

## Tong Green, Farnley LEEDS

- NO ONWARD CHAIN
- Two double bedroom
- Driveway
- Dual aspect lounge
- Double glazing & central heating

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in the region of

**£170,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PDY117037](https://www.williamhbrown.co.uk/Property/PDY117037)



Property Ref:  
PDY117037 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**