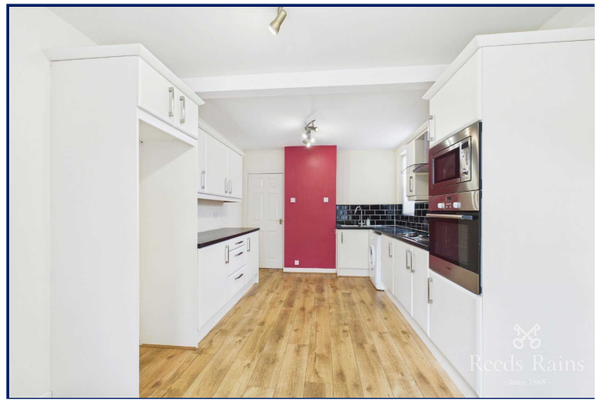
















Manor Farm Drive, Churwell,
Leeds, West Yorkshire, LS27

Asking Price: £225,000
Freehold

Reeds Rains

reedsrains.co.uk

Manor Farm Drive, Churwell, Leeds, West Yorkshire, LS27

Asking Price: £225,000 Freehold

Council Tax Band: B
EPC Rating: TBC

*** FOR SALE WITH VACANT POSSESSION & NO ONWARD CHAIN *** WELL PRESENTED SEMI DETACHED EXTENDED TRUE BUNGALOW *** TWO DOUBLE BEDROOMS *** SPACIOUS LIVING ROOM & LARGE KITCHEN/DINER *** DRIVEWAY , GARAGE & GARDENS *** FOR SALE WITH VACANT POSSESSION & NO ONWARD CHAIN ***

Property Details
This extended true bungalow offers a great purchase opportunity to a range of buyers and is situated along a pleasant residential street with a range of amenities and transport links nearby.

The accommodation on offer comprises: Entrance porch, spacious lounge with feature fireplace, inner hallway, extended fitted kitchen with dining area, two double bedrooms and well presented shower room. Double glazed windows, gas central heating and neutral decor throughout.

Long driveway and detached garage. Garden areas to the front and rear. Located with good access to the amenities of Churwell and transport links including motorway links and a train station. FOR SALE with VACANT POSSESSION and NO ONWARD CHAIN.

Exterior
To the front of the property is a well maintained lawned garden area with established planted borders. A long driveway provides ample off street parking. The driveway leads down the side of the bungalow to the detached single garage which has both lighting and power supply.

To the rear is an enclosed lawned garden with paved patio area. There is great potential for further landscaping should a purchaser wish.

Location
Churwell's location offers a great blend of convenience and lifestyle: it has excellent transport links, with very close access to the M621/M62 motorways, regular bus services and its own train station providing quick connections to Leeds city centre and beyond, making commuting easy. Residents benefit from being just a short distance from the White Rose Shopping Centre for retail, dining and leisure, while still enjoying access to open countryside and green spaces on the town's outskirts. This mix of urban accessibility and rural charm makes Churwell a sought after place to live.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk