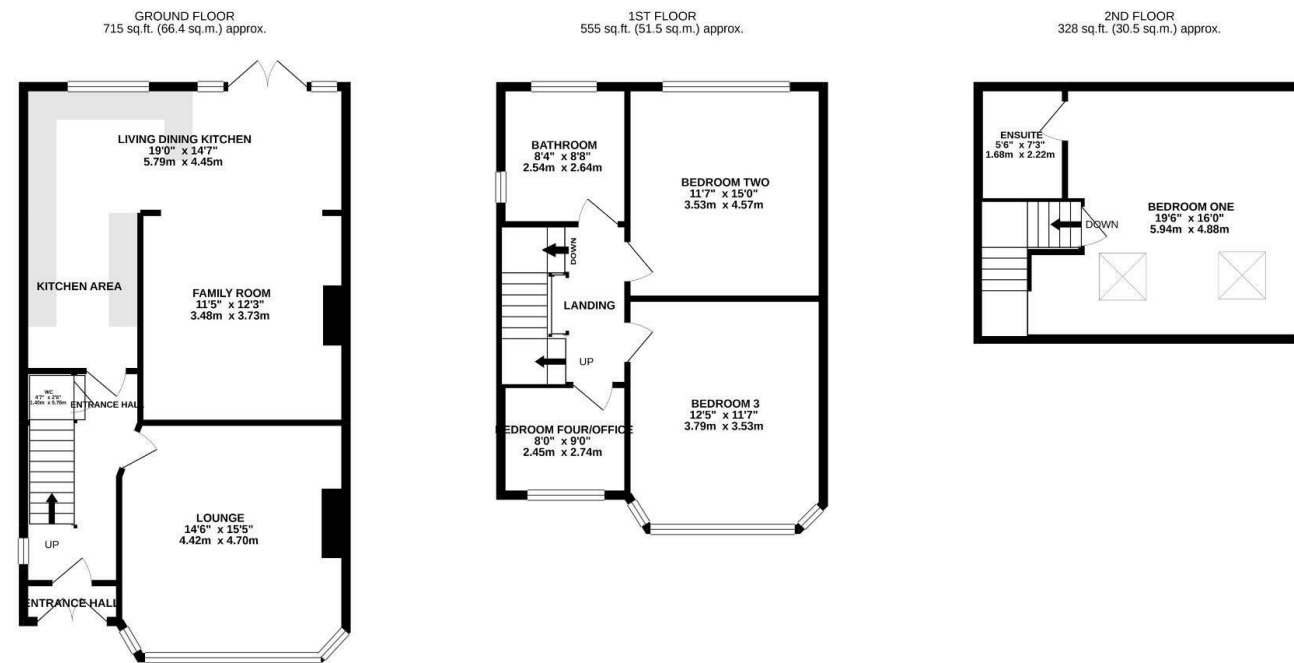


HARDISTY AND CO



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2021.

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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HARDISTY AND CO



Springbank Road
 Farsley

£395,000

4 BEDROOM HOUSE - SEMI-DETACHED

hardistyandco.com

INTRODUCTION

One of the best examples of this style of property we have marketed recently. Being one of only nine of this larger style semi-detached in this locality, with large and well tended enclosed rear garden. Ideally situated within a short walk of Farsley Town Street/amenities and the local schools and the property also benefits from uninterrupted/stunning views across to Rawdon. The property has been refurbished in recent years and extended to further enhance the living space. The Vendors have spared little expense to add a contemporary and luxury finish to this spacious family home. Briefly comprises: Ground Floor: Entrance porch, entrance hall, guest cloaks/WC, lounge, superb contemporary living/dining kitchen opening into the family room. First Floor: Three good sized bedrooms and stunning luxury bathroom. Second Floor: Fantastic master bedroom with luxury en-suite. Outside the gardens are a real feature, large and well tended, enclosed and private with a spacious patio, decked area, wood store and large garage.

LOCATION

Farsley is a small but increasingly popular Village from which commuting is straightforward, either by private or public transport. The A6120 and A647 are both on hand and provide major links to the motorway networks. Just a short distance away is the popular Owlcotes Centre at Pudsey offering a Marks & Spencer store, Asda superstore, and there is a train station adjacent. In addition, the bus services are frequent from the village, getting you into Leeds & Bradford City centres. There is a good selection of shops, pubs and eateries in Farsley and schools are also popular. The neighbouring villages of Pudsey and Horsforth are only a short distance away and also offer a comprehensive range of facilities.

HOW TO FIND THE PROPERTY

SAT NAV POST CODE LS28 5LS.

ACCOMMODATION

TO THE GROUND FLOOR

uPVC double glazed french doors leading into...

ENTRANCE PORCH

A useful space, ideal for coats and shoes etc. Timber and glazed door leading into...

ENTRANCE HALL

A lovely sized entrance hall with modern neutral decor theme. uPVC double glazed window to the side elevation. Staircase to the first floor with a useful under-stairs storage cupboard. Doors into...

GUEST CLOAKS/W.C.

4'7" x 2'6"

With low flush WC and vanity unit and cloak sink. uPVC double glazed window to the side elevation.

LOUNGE



14'6" x 15'5"

A lovely, spacious reception room with a beautiful outlook and offering plenty of space in which to sit and unwind/relax. Multi-fuel stove set into the chimney breast with a Quarry tiled hearth and exposed brick back.

LIVING/DINING KITCHEN



17'4" x 19'0"

A fantastic size - perfect for day to day family living. Fitted with a contemporary range of very smart wood wall, base and drawer units, one bank of units being floor to ceiling, with long brushed chrome handles and complementary Granite work surfaces. Inset one and a half bowl sink and matching side drainer. Integrated dishwasher and washing machine, double electric oven and five point gas hob with extractor fan over and glazed splashback. Space for tall fridge freezer. Modern minimalist neutral decor theme with inset ceiling spotlights and uPVC double glazed door to the side elevation and window to the rear, with french doors which lead out into the garden. The kitchen opens into generous, well defined dining space with wood flooring. Contemporary vertical central heating radiator. Sealed unit double glazed Velux window to the rear elevation and french doors to the rear leading out into the garden and onto the patio.

FAMILY ROOM



11'5" x 12'3"

A versatile second reception and so useful in any family home, ideal to use in a number of ways to suit your own personal requirements. Contemporary vertical central heating radiator. Feature wood burning stove set on tiled hearth, adding a really cosy feel to the room.

TO THE FIRST FLOOR

Staircase from the ground floor leading up to...

LANDING

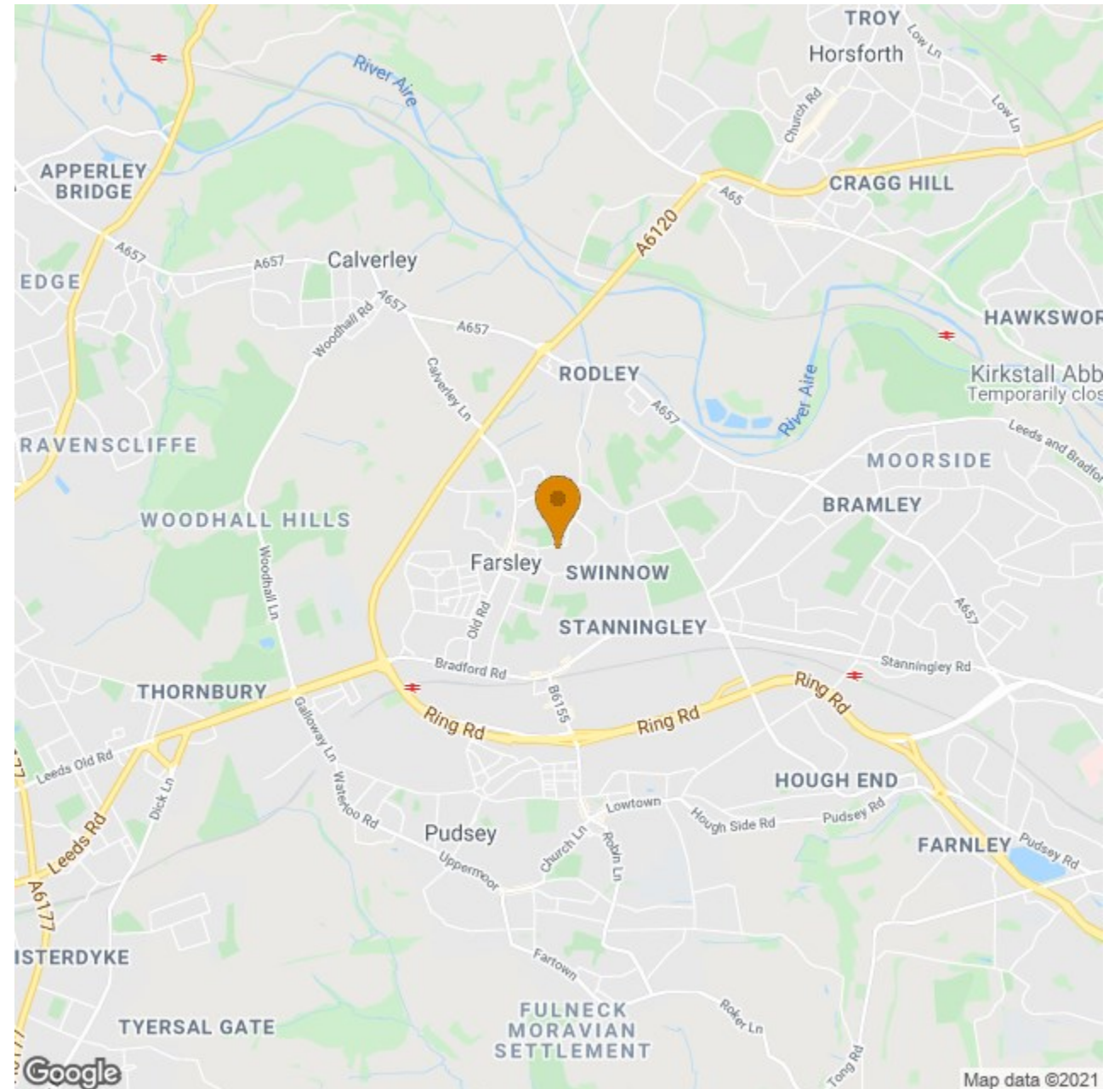
Modern neutral decor theme. Doors into...

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



PRINCIPLE BEDROOM



16'0" x 19'6"
A fantastic room with modern minimalist neutral decor theme. Dormer window to the rear elevation with super views. Two velux windows flooding the room with light. Useful eaves storage. Door into...

EN-SUITE



5'6" x 7'3"
Luxuriously appointed with a contemporary three piece white suite comprising large shower cubicle with modern shower fitted, quality wall tiling to the enclosure, semi-pedestal rectangular wash hand basin and low flush WC. Inset ceiling spotlights. Extractor fan. uPVC double glazed window to the rear elevation.

OUTSIDE



The rear garden is a particular feature of the property, being extremely generous and well tended, private to the rear and fully enclosed for safety. There is a spacious paved patio with circular feature, enclosed by a brick wall, with a wood store. A decked area which is perfect for sitting and relaxing/entertaining, leads on to a large level lawn, ideal for the children and pets, again fully enclosed by hedging and fencing and having a southerly aspect. A larger than average garage with power and light is located to the side, having a pedestrian door to the garden. There is concealed lighting also. To the front of the property is an enclosed garden area, with a large paved driveway to the side providing off-street parking.

PEPPERCORN LEASE

As with a vast majority of properties in the Calverley and surrounding areas a 'peppercorn' lease exists whereby in many cases a long lease of 999 years was granted when the property was built. Usually a small annual fee is payable in the form of a Peppercorn Ground Rent. Usually, no service charge is payable. As we are not leasehold specialists, clarification regarding lease terms, length and any associated charges should be sought via legal advice. We would however advise that this is very common place and normal in this area and not something that we have seen affects value or future sale ability.

ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

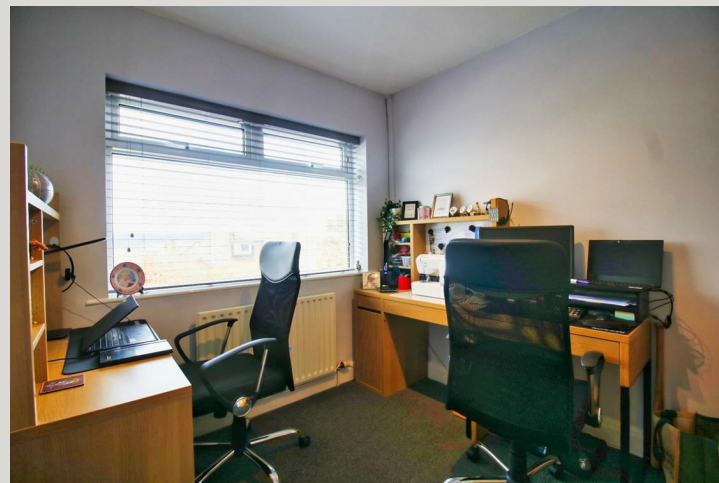


BEDROOM TWO



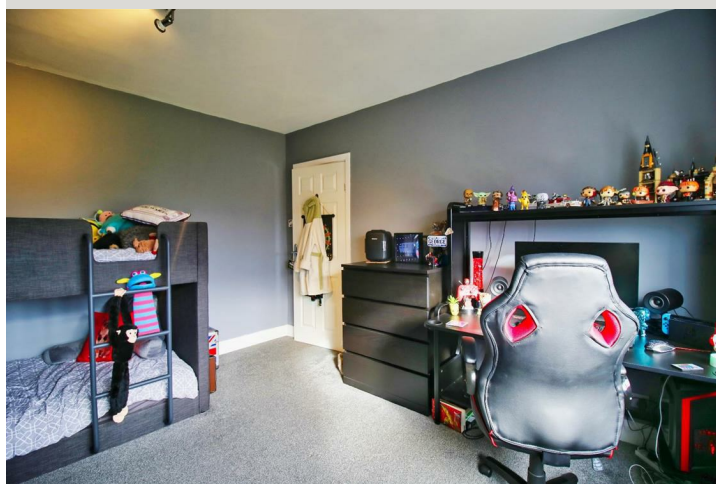
15'0" x 11'7"
A superb bay fronted room with lots of natural light, with the window also providing a superb long distance view.

BEDROOM FOUR/OFFICE



9'0" x 8'0"
A really good sized bedroom which is currently used as an office. Central heating radiator. uPVC double glazed window to the front elevation.

BEDROOM THREE



12'5" x 11'7"
A lovely double bedroom. Central heating radiator. uPVC double glazed window to the rear elevation. Not overlooked.

BATHROOM



8'4" x 8'8"
A luxurious bathroom, fitted with a four piece suite comprising bath, walk-in shower enclosure with 'Rainfall' shower & thermostatic control, vanity unit with inset wash hand basin, mixer tap and storage below, W.C. Complementary ceramic tiling to the walls and floor. Ladder style central heating radiator. Window aiding natural light and ventilation.

TO THE SECOND FLOOR
Stairs leading up to...

