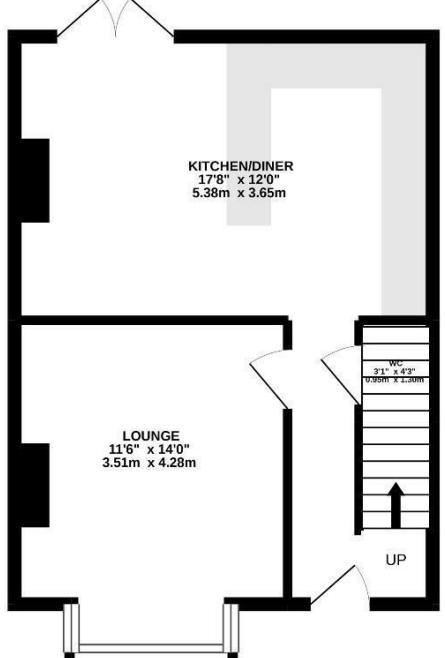
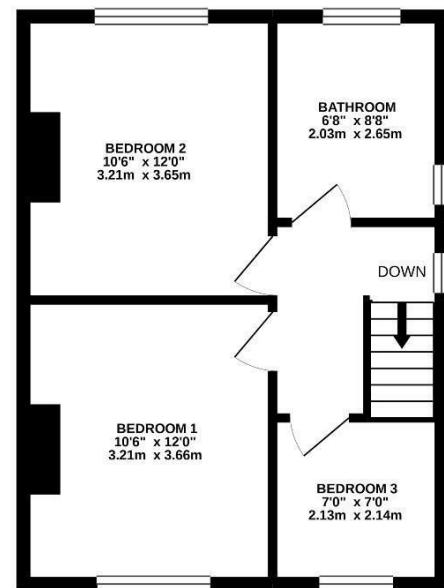


HARDISTY AND CO

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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. The floorplan 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



Summerville Road
Stanningley

£299,950

3 BEDROOM HOUSE - SEMI-
DETACHED

hardistyandco.com

INTRODUCTION

An immaculate, recently up-dated, high spec finish traditional home in the heart of Farsley, only minutes away from many eateries, cafes and bars along with highly regarded schools. Stylish throughout and planned to cater for modern day living. Comprising hall, spacious dining kitchen, generous lounge, downstairs 'bijou' W.C, three bedrooms and a modern, spacious bathroom. Parking to the front and enclosed family garden which has been recently landscaped!

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 Owlcoates 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 6EL.

ACCOMMODATION

TO THE GROUND FLOOR
Composite entrance door into...

ENTRANCE HALL
Providing a modern first impression. Staircase to the first floor. Door into...

GUEST CLOAKS/W.C.
Bijou but very handy, fitted with a W.C and wash hand basin.

LOUNGE



11'6" x 14'0"
A lovely sized reception room with attractive decor theme. Plenty of space to add a large comfy sofa etc and enjoy family time together.

DINING KITCHEN



12'0" x 17'8"

Forming a spacious hub of this lovely home, where you can cook/eat with family, entertain friends etc. Recently re-fitted with a range of stylish wall, base and drawer units with complementary work-surfaces over, which extends in part to form a breakfast bar for casual dining. Inset stainless steel sink, side drainer and modern mixer tap. Integrated microwave, washing machine, wine fridge, dishwasher and fridge/freezer, double electric oven, five ring gas hob and extractor over. Space for a dining table and chairs. French doors leading outside into the garden and letting in good natural light.

TO THE FIRST FLOOR
Staircase to the first floor landing.

LANDING

With window and an access hatch into the loft which has boarding for light storage. Door into...

BEDROOM ONE



12'0" x 10'6"

A good sized double bedroom with modern decor theme. Wardrobes have been fitted along one wall and provide excellent hanging and storage space.

BEDROOM TWO



10'6" x 12'0"

Another good sized double bedroom with modern scheme of decor. The window provides a pleasant garden outlook

BEDROOM THREE



7'0" x 7'0"

A good-sized single bedroom. Modern colour scheme.

BATHROOM

8'8" x 6'8"
Larger than average and recently re-fitted, now with a stylish suite with a lovely finish comprising large bath, W.C and mounted wash hand basin with mixer tap, set on granite vanity area. Travertine tiling. Chrome heated towel rail. Dual aspect windows.

OUTSIDE



At the side of the property is a fully enclosed driveway providing off-street parking. The recently landscaped rear south-facing garden is delightful, with a good-sized lawn and a paved seating area with a stone built in BBQ perfect for hosting those family events. Shed with power.

ADDITIONAL SERVICES - Disclosure Of Financial Interests
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 contractors. 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.

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) 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			
EU Directive 2002/91/EC			
England & Wales			