



# HOME

MARKETING & MANAGEMENT

NEW PARK WALK, FARSLEY LS28 5UF

**£89,999**



Spacious Well Located 1st Floor Apartment  
1 Double Bedroom with Fitted Wardrobes  
Wooded Outlook towards Nearby Parkland  
Convenient Residential Cul de Sac Location  
Good Access to Village Amenities + Travel  
Large Living Room, Feature Adam Fireplace  
Modern Fitted Cream Shaker Style Kitchen  
Mod White Shower Room. Instant Hot Water  
White uPVC Dble Glazing. Parking. No Chain  
Lawned + Decking Garden with SW Aspect

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GENERAL DESCRIPTION\*\* CASH BUYERS ONLY \*\* WELL PROPORTIONED & ADVANTAGEOUSLY LOCATED MODERN Brick Purpose Built FIRST FLOOR APARTMENT \*\* ONE LARGE DOUBLE BEDROOM with FITTED TRIPLE WARDROBES & OVERSTAIRS STORE \*\* WOODED OUTLOOK towards ADJACENT PARKLAND \*\* CONVENIENT RESIDENTIAL CUL DE SAC LOCATION \*\* LEVEL PEDESTRIAN ACCESS to PARK & FARSLEY VILLAGE AMENITIES \*\* PRACTICAL for TRAVEL to LEEDS & BRADFORD by Car, Bus & Train \*\* SPACIOUS LIVING ROOM with DINING AREA, FEATURE ADAM STYLE FIREPLACE, ELECTRIC FLAME EFFECT FAN FIRE, SUSPENDED BOX BAY WINDOW \*\* MODERN FITTED CREAM SHAKER STYLE KITCHEN with WALNUT BLOCK STYLE WORKTOPS, TILED SPLASHBACKS, STAINLESS STEEL SINK, GREY SLATE TILED STYLE LAMINATE FLOORING \*\* CERAMIC TILED MODERN WHITE SHOWER ROOM with MAINS SHOWER CUBICLE, HEATED CHROMED TOWEL RAIL \*\* PRIVATE GROUND FLOOR ENTRANCE LOBBY \*\* White uPVC DOUBLE GLAZING \*\* INSTANT HOT WATER \*\* LIGHT NEUTRAL DECOR \*\* LAWNED GARDEN with DECKING TERRACE & SOUTH WESTERLY ASPECT for AFTERNOON & EVENING SUN \*\* DESIGNATED PARKING SPACE \*\* 99 YEAR LONG LEASEHOLD with c. 58 YEARS REMAINING; £25 P.A. GROUND RENT \*\* OF PARTICULAR INTEREST to RETIRED COUPLES, LANDLORDS & DEVELOPERS SEEKING A SPACIOUS PROPERTY in A PARKSIDE CUL DE SAC LOCATION with POTENTIAL to ADD VALUE \*\* NO CHAIN SALE \*\* N.B. CASH BUYERS ONLY DUE TO REMAINING LEASE (MAY BE EXTENDED FOLLOWING TWO YEARS' OWNERSHIP).

TENURE

Leasehold

99 year long leasehold from 1980 with c. 58 years remaining; c. £25 p.a. ground rent.

ROOM MEASUREMENTS

**LIVING ROOM** 15' 3" x 10' 0" (4.65m x 3.05m)

**KITCHEN** 8' 11" x 5' 8" (2.72m x 1.73m)

**STAIRCASE AND LANDING** 8' 8" x 2' 8" (2.64m x 0.81m)

**DOUBLE BEDROOM** 12' 11" x 11' 2" (3.94m x 3.4m) max

**SHOWER ROOM** 6' 0" x 5' 7" (1.83m x 1.7m)

**GROUND FLOOR ENTRANCE LOBBY** 5' 10" x 2' 6" (1.78m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeBuyers.

OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**

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