

# HARDISTY AND CO

Westway  
Farsley LS28 5HU



£950 PCM  
PCM



# HARDISTY AND CO

AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | DELIGHTFUL THREE bed END TERRACE, family home offering SPACIOUS, WELL PRESENTED accommodation throughout in this MOST SOUGHT AFTER Farsley loc., close to SCHOOLS, amenities & with great COMMUTER LINKS! There's a FULLY ENCLOSED garden to the rear with paved seating area, lawn & borders & OFF ST., PARKING for two cars to the front. Briefly, entrance vestibule, light & airy lounge, generous KITCHEN/DINER to rear with DUAL ASPECT & access out to the garden, modern white fitted kit., integrated appliances & understair storage/pantry, TWO DOUBLE beds., a single/nursery/home office, modern house bathroom & great LOFT/OCCASIONAL ROOM at the top of the house, perfect hobby or work from home room! So much on offer here, ready to move straight into! EPC - D



## INTRODUCTION

This three bedroom end terrace is set in the very popular village of Farsley with a wealth of local amenities, excellent schooling and transport links on your doorstep. Finished to a high standard throughout with recently fitted windows and roof, and boasting the addition of a converted loft room which is an ideal occasional room, a perfect work from home or maybe a hobby room. There's a lovely, fully enclosed garden to the rear with a paved seating area to the immediate rear, accessed from the Kitchen/Diner, a lawn and borders. A parking forecourt offers off street parking for two cars. Comprises, to the ground floor, an entrance vestibule, light and airy, good size lounge & modern kitchen/diner to the rear with dual aspect to the side and rear elevations and access out to the rear garden. There is ample dining space and a modern white Shaker style fitted kitchen with integrated appliances and useful understair storage/pantry. Upstairs are the three bedrooms, two of which are double rooms, a single/child's room/nursery and modern, stylish house bathroom. To the second floor is the loft/occasional room. So much on offer here and ready to move straight into! Do not miss out!

## HORSFORTH

horsforth@hardistyandco.com  
0113 2390012

## GUISELEY

guiseley@hardistyandco.com  
01943 870970

## OTLEY

otley@hardistyandco.com  
01943 468999

## LS12

ls12@hardistyandco.com  
0113 2310933

#### 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 5HU.

#### HOLDING FEE & DEPOSIT

On your application being accepted there is a holding deposit payable equal to one weeks rent. This will be deducted from your first months rent payable before the contract start date. A full deposit is required prior to the commencement of the tenancy and will be the equivalent of five weeks rent. Subject to the landlord accepting a pet, a higher rent will be charged at an additional £30 per month. TO PASS AFFORDABILITY CHECKS, PLEASE ENSURE YOU ARE COLLECTIVELY, IF APPLYING AS A GROUP, OR INDIVIDUALLY, IF BY YOURSELF, EARNING 30 TIMES THE RENTAL FIGURE ANNUALLY BEFORE PAYING THE HOLDING DEPOSIT.

#### ACCOMMODATION

##### GROUND FLOOR

uPVC double glazed entrance door to ...

##### ENTRANCE VESTIBULE

With staircase up to the first floor and door to ...

#### LOUNGE

15'0" x 12'5"

A generous, light and airy reception room with large window to the front elevation. Door to ...

#### KITCHEN/DINER

15'10" x 9'4"

A modern, stylish family space at the rear of the house with pleasant outlook over the garden and access out to the garden. Dual aspect so lots of natural light and ample dining space. White Shaker styled fitted kitchen with timber worksurfaces, integrated electric oven, four point gas hob and extractor fan over. Useful under stair storage cupboard/pantry, solid wood flooring and a stainless steel sink with side drainer and mixer tap. White metro style tiling to splashbacks and plumbing for a washing machine. PLEASE NOTE: No white goods are provided with this property.

#### FIRST FLOOR

##### LANDING

A bright landing with a window to the side elevation, access to the loft via a hatch and with doors to ...

##### BEDROOM ONE

12'10" x 9'4"

A double bedroom flooded with natural light from the window to the front.

##### BEDROOM TWO

11'7" x 9'4"

A comfortable double room at the rear of the house with private outlook over the rear garden and beyond.

##### BEDROOM THREE

7'9" x 6'3"

A single/child's bedroom/nursery or maybe a home office with pleasant aspect to the front.

#### BATHROOM

7'5" x 6'3"

A modern, stylish family bathroom with white suite incorporating a thermostatic shower over the bath, glazed screen, WC and basin with mixer tap. Contrasting black ceramics to wet areas and tiled floor. Tall central heating radiator. Window to the rear elevation.

#### SECOND FLOOR

##### LOFT/OCCASIONAL ROOM

13'2" x 12'11"

A fabulous additional space with exposed beams, Velux window and useful eaves storage. Ideal home office or maybe a hobby room.

##### OUTSIDE

The rear garden is delightful, fully enclosed and safe with a paved seating area to the immediate rear, lawn and border - perfect for sitting out and for the children to play. There is a paved and pebbled forecourt providing off street parking for two cars and a path to the side leading to the rear garden.

##### BROCHURE DETAIL

HARDISTY AND CO prepared these details, including photography, in accordance with our estate agency agreement.



#### HORSFORTH

horsforth@hardistyandco.com  
0113 2390012

#### GUISELEY

guiseley@hardistyandco.com  
01943 870970

#### OTLEY

otley@hardistyandco.com  
01943 468999

#### LS12

ls12@hardistyandco.com  
0113 2310933

