



**HOME**  
MARKETING & MANAGEMENT

PARKSIDE WALK, FARSLEY LS28 5TJ

**£225,000**

Modern End Town House  
2 Double Bedrooms  
Spacious Living Room  
Fitted Dining Kitchen  
Mainly uPVC D/G & Gas C/H  
Gardens & Garage  
Views Over Playing Fields  
Popular Farsley Location  
Suit FTB / Small Families  
No Chain





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**GENERAL DESCRIPTION**

A modern brick built two bedroom end town house located in a residential cul de sac in the popular village of Farsley. The property will be of particular interest to professional couples and small families seeking a well proportioned home. Benefits: lawn and patio gardens to front and rear; drive; detached garage; spacious lounge with stripped and varnished floorboards and feature fireplace; fitted dining kitchen; mainly white uPVC double glazing and gas central heating with combination boiler. Accommodation briefly comprises: entrance hall; lounge; modern fitted kitchen; staircase and landing; two double bedrooms and modern white house bathroom. The property offers good access to local amenities, schools, parkland, The Owlcotes Centre and good commuting to both Leeds and Bradford. Early inspection is recommended to appreciate the location, style and proportions of this well presented home. No chain. Please note the property is currently tenanted.

**TENURE**  
Freehold

**ROOM MEASUREMENTS**

- ENTRANCE HALL** 3' 5" x 3' 4" (1.04m x 1.02m)
- LOUNGE** 18' 10" x 11' 9" (5.74m x 3.58m)
- DINING KITCHEN** 11' 8" x 8' 6" (3.56m x 2.59m)
- STAIRCASE AND LANDING** 8' 5" x 2' 10" (2.57m x 0.86m)
- DOUBLE BEDROOM 1** 11' 9" x 10' 0" (3.58m x 3.05m)
- DOUBLE BEDROOM 2** 11' 9" x 8' 6" (3.58m x 2.59m)
- BATHROOM** 8' 7" x 4' 10" (2.62m x 1.47m)

**EXTERIOR**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

**OPENING HOURS**

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**

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 HomeMM.

