



**HOME**  
MARKETING & MANAGEMENT

NEW PARK CROFT, FARSLEY LS28 5TT

**£219,995**

Well Presented Modern Town House  
2 Double Bedrooms (1 fitted)  
Spacious Living Room & Neutral Decor  
Dining Kitchen with Oven & Hob  
Tiled Bathroom with Shower  
D/G & Gas C/H. Valley Views  
Gardens & Garage En Bloc  
Ideal for FTB / Small Family  
Popular Residential Area of Farsley  
No Chain. Vacant Possession



**£219,995**

GENERAL DESCRIPTION

Well proportioned modern brick built town house. Two good sized double bedrooms (one fitted) Sought after village residential cul de sac location. Tiered enclosed rear lawned & patio garden. Spacious living room. Modern fitted dining kitchen electric oven, gas hob & extractor, understairs pantry / store. Modern white three piece bathroom suite with shower over bath, over stairs store. Gas central heating. White upvc double glazing. Contemporary light neutral décor. Long distance wooded valley view. Lawned front garden and mature shrubs En Bloc single garage. Convenient for all village amenities & commuting to Leeds & Bradford. Of particular interest to first time buyers, professional couples & young families seeking well presented, bright & cheerful accommodation in an advantageous village location. No Chain. Vacant Possession

TENURE  
Freehold

ROOM MEASUREMENTS

**LIVING ROOM** 16' 06" x 11' 8" (5.03m x 3.56m)

**DINING KITCHEN** 11' 8" x 11' 4" (3.56m x 3.45m)

**STAIRCASE AND LANDING**

**DOUBLE BEDROOM 1** 11' 8" x 10' 11" (3.56m x 3.33m)

**DOUBLE BEDROOM 2** 9' 7" x 8' 2" (2.92m x 2.49m)

**BATHROOM** 8' 7" x 4' 5" (2.62m x 1.35m)



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.

