



HomeBuyers

PROPERTY SERVICES

ARNCLIFFE GARTH, FARSLEY LS28 6BJ

£259,999



BRIEFLY COMPRISING

Reception Hall. Living Room. Dining Area. Breakfast Kitchen. Conservatory. Guest WC. Multipurpose Annexe. Staircase and Landing. Four Double Bedrooms. En Suite Bathroom. House Bathroom. Separate WC

LOCATION

Good access to Farsley village amenities, schools, parks, cafes, bars, pubs and restaurants, leisure centres, cinemas, library, church, golf courses, the Aire valley with canalside walks and nature reserve, The Owlcotes Retail Centre, and commuting to Leeds & Bradford by car, bus and train.

DIRECTIONS

From our office in Farsley turn right and proceed up Old Road and shortly turn left on to Arncliffe Street and right again on to Arncliffe Garth where the property is located on the right and may be identified by the HomeBuyers' For Sale board.

TENURE

Freehold

COUNCIL TAX BAND

C

DISCLAIMER

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.





GENERAL DESCRIPTION

SIGNIFICANTLY & SUPERBLY EXTENDED MODERN Brick Built SEMI DETACHED HOUSE of c. 1,500 sq.ft. ** FOUR DOUBLE BEDROOMS (THREE FITTED, ONE EN SUITE) ** CONSERVATORY plus SPACIOUS ANNEXE ** ADJOINING LIVING ROOM & DINING AREA with FRENCH DOORS ** IMPRESSIVE RECEPTION HALL ** LARGE MODERN GREY GLOSS FITTED BREAKFAST KITCHEN with INTEGRAL DISHWASHER, WASHING MACHINE, FRIDGE FREEZER, DRINKS FRIDGE, STAINLESS STEEL OVEN, HOB & MICROWAVE GRILL ** TWO CERAMIC TILED LUXURY BATHROOMS, both with MAINS SHOWER CUBICLES & ENCLOSED BATHS ** CONTEMPORARY NEUTRAL & ACCENT DECOR ** Gas CENTRAL HEATING with COMBINATION BOILER ** DOUBLE GLAZING ** DRIVE ** GARAGE STORE / ANNEXE ** ENCLOSED FRONT & SIDE PATIO GARDENS ** LONG FIVE TIER REAR PATIO & DECKING GARDEN with POND & SOUTH WESTERLY ASPECT ** Head of RESIDENTIAL CUL DE SAC LOCATION ** NO CHAIN. Of particular interest to discerning families and professional couples seeking a unique extensive contemporary home in an advantageous and convenient location.

ACCOMMODATION COMPRISES

RECEPTION HALL

4.24m(13'11") x 1.96m(6'5") max

White uPVC panelled front entrance door with double glazed patterned upper lights and matching sidelights. Double central heating radiator. Telephone / broadband internet point. Cable point. Meter cupboard. Coat hooks. Co-ordinating light and deep neutral decor with moulded dado rail and skirting boards. Beech style laminate flooring. Georgian style panelled white wood grain effect doors to living room, kitchen / dining area and multipurpose annexe. White open tread staircase with semi circular ribbed footpads and wood slat balustrade to first floor landing.

LIVING ROOM

3.86m(12'8") x 3.48m(11'5") max

White uPVC double glazed picture window to front. Double central heating radiator. Telephone / broadband internet point. Sky digital / cable / TV aerial points. Recessed fireplace / display niche with glass shelving inset into chimney breast with cable point (decorative only; fireplace not in use). Accent floral decor to chimney breast and alcoves with two wall light points. Co-ordinating light neutral decor. Oak style laminate flooring. Georgian style panelled white wood grain effect door to reception hall. Georgian style panelled white wood grain effect bi-fold french doors to dining area.

DINING AREA

2.92m(9'7") x 2.57m(8'5")

Double glazed patio doors to enclosed rear decking patio terrace and garden. Co-ordinating light neutral and accent decor. Recessed chromed halogen spotlights to ceiling. Telephone / broadband internet point. Sky digital / Cable / TV aerial points for wall mounted TV (not included). Grey stone tiled effect laminate flooring. Moulded skirting boards. Georgian style panelled white wood grain effect bi-fold french doors to living room. Three seater breakfast bar. Open plan to kitchen.





KITCHEN

6.99m (22'11") x 2.92m (9'7") max

Modern fitted gloss gun metal grey wall and base units including: integral 'Bosch' automatic washing machine; integral automatic dishwasher; integral upright fridge and freezer; integral drinks fridge; drawers; twin hideaway bins; carousel corner unit; sliding cutlery drawer; wine rack; twin larder cupboard housing wall mounted gas combi instant hot water boiler (not tested). Black ceramic four ring gas hob with extractor hood and light over in feature stainless steel canopy hood; brushed stainless steel style splashback. Stainless steel and mirror glazed fan assisted electric oven. Stainless steel and mirror glazed recessed wall mounted microwave oven / grill. White gloss worktops and raised breakfast bar with metallic effect trim and brushed stainless steel style upstands. Stainless steel 1.5 bowl sink and drainer with twin monobloc mixer tap and extending shower head tap. Tall chromed central heated towel rail. Recessed chromed style halogen spotlights to ceiling. Open plan to dining area. Additional two seater breakfast bar. Light neutral decor. Light grey stone tiled effect laminate flooring. Moulded skirting boards. Two white uPVC double glazed windows to rear. Georgian style panelled white wood grain effect doors to reception hall and guest WC. White uPVC double glazed patterned door to side conservatory.



GUEST WC

1.04m (3'5") x 0.64m (2'1") max

White close coupled WC with matching seat. Cermaic tiled walls with decorative tiled border. Wood block effect ceramic tiled floor. Extractor unit (not tested). Georgian style panelled white wood grain effect door to kitchen.



CONSERVATORY

4.55m (14'11") x 2.95m (9'8") max

White uPVC double glazed french doors to front. White uPVC double glazed windows to three sides. TV aerial point. Telephone point. Two central heating radiators. Power points (not tested). Exposed brick wall. Wall light points. Wood block effect ceramic tiled floor. White uPVC double glazed patterned door to kitchen.





MULTIPURPOSE ANNEXE

4.04m(13'3") x 3.56m(11'8")

N.B. This is not a habitable space. White uPVC double glazed patterned window to side. Telephone point. Cable / TV aerial point. Light neutral decor. Recessed chromed starlight spots to ceiling. Moulded skirting boards and door architraves. Central heating radiator. Wall storage box (housing recessed microwave from kitchen). Rustic pine style laminate flooring. Georgian style panelled white wood grain effect door to reception hall. N.B. This is not a habitable space; it is a converted garage with an insulated stud partition wall to the front; potential for further conversion to a third reception room, ground floor double bedroom, playroom, home cinema, study, home office or reversion to a garage (as per preference).



STAIRS & LANDING

3.51m(11'6") x 1.96m(6'5") max

Twin two tier landing with infilled balustrades. Neutral decor. Access to part boarded loft (potential for further development subject to necessary building regulation / planning approval). Georgian style panelled white wood grain effect doors to four double bedrooms, house bathroom and separate WC.



MASTER DOUBLE BEDROOM

3.78m(12'5") x 3.15m(10'4") max

White uPVC double glazed window to front. Central heating radiator. Fitted maple wood grain cathedral style panelled bedroom furniture comprising: one triple corner robe including shelving; two double wardrobes including double hanging space and shelving; one double wardrobe including shelving and long hanging space; nine drawer dresser with double storage cupboard; bridging unit with two storage cupboards, twin display shelving and concealed lighting. Ceiling mounted remote controlled TV (not tested). TV aerial point. Recessed chromed halogen spotlights to ceiling. Telephone point. Deep neutral decor. Georgian style panelled white wood grain effect doors to landing and ensuite luxury bathroom.





LUXURY EN SUITE BATHROOM

2.72m(8'11") x 2.26m(7'5")

Stylish modern white four piece luxury bathroom suite with chromed fittings. 'Floating' effect ceramic tiled panelled enclosed bath with feature soft blue underlighting, mixer tap with hand held shower head, pop-up waste, tiled vanity shelf and feature vertical travertine, mirrored and metallic mosaic tiled border. Large double shower cubicle with glazed sliding doors, square monsoon shower head, ceramic tiled walls and feature vertical mosaic tiled border. Square vanity wash hand basin with monobloc tap and pop-up waste, tiled vanity surface, mirror cabinet over and feature mosaic tiled vertical borders. Close coupled WC with matching white soft closure seat. Chromed electric heated towel rail (not tested). Double central heating radiator. White uPVC double glazed window to front with tiled sill and reveals. Marbled effect uPVC panelled ceiling with recessed chromed style halogen spotlights. Extractor unit (not tested). Marbled effect ceramic tiled walls and floor. Georgian style panelled white wood grain effect door to master bedroom.

DOUBLE BEDROOM 2

3.63m(11'11") x 3.56m(11'8") max

White uPVC double glazed window to front with vertical blinds. Central heating radiator. Fitted triple wardrobe including shelving and with mirrored sliding doors. Co-ordinating light neutral and accent floral decor. Sky digital / cable / TV aerial points. Access to loft. Georgian style panelled white wood grain effect door to landing.

DOUBLE BEDROOM 3

3.28m(10'9") x 2.97m(9'9")

Double glazed window to rear with varnished sill and vertical blinds. Central heating radiator. Fitted double wardrobe with mirrored sliding doors, shelving and double hanging space. Co-ordinating bright neutral and "Disney Princess" accent decor. Georgian style panelled white wood grain effect door to landing.



DOUBLE BEDROOM 4

3.10m (10'2") x 2.62m (8'7")

White uPVC double glazed window to rear with vertical blinds. Central heating radiator. Display / storage shelving. Neutral decor (in need of some attention). Georgian style panelled white wood grain effect door to landing.



LUXURY HOUSE BATHROOM

2.26m (7'5") x 1.91m (6'3")

Modern white three piece luxury suite with chromed fittings. Twin handled ceramic tiled enclosed panelled bath with mixer shower tap and hand held shower head, tiled vanity shelving and recessed mirrored and tiled wall niche. Large glazed quadrant corner shower cubicle with mains shower and ceramic tiling to walls. Winged vanity wash hand basin with monobloc tap, pop-up waste and double white gloss storage cupboard below. Chromed central heated towel rail. White uPVC double glazed window to rear with tiled sill and reveals. Extractor unit (not tested). Marbled effect uPVC panelled ceiling with recessed chromed style halogen spotlights. Marbled effect ceramic tiled walls and floor. Georgian style panelled white wood grain effect door to landing.



SEPARATE WC

6' 0" x 2' 11" (1.83m x 0.89m)

Modern white two piece suite with chromed fittings. Square vanity wash hand basin with storage cupboard below and glazed vanity shelf over. Close coupled WC with matching white seat. Marbled effect ceramic tiled walls and floor. Marbled effect uPVC panelled ceiling with recessed spotlights. White uPVC double glazed patterned window to rear. Georgian style panelled white wood grain effect door to landing.



EXTERIOR REAR

Enclosed rear five tier low maintenance patio and decking garden with south westerly aspect. Two tier decking patio. Stone edged semi circular steps and flagged path. Decking patio with pebbled borders.

Stone style walled and edged alpine, floral and shrubbery borders. Courtesy light. Stone walling to rockery, floral and alpine pebbled borders surrounding pond with black lining (not presently in use). Security sensor light. Exterior electric point (not tested). Exterior cold water tap. Raised decking terrace and timber edged pebbled border to rear patio door from dining area. Herringbone brick effect flagged path. Enclosed herringbone brick effect flagged patio and path to side and rear. Decorative metal railings and matching pedestrian gate. Southerly aspect. Arched wood lap fencing and pedestrian gate to shared vehicular access to the rear approached from Old Road; N.B. potential to create rear vehicular access gates and parking area in area currently occupied by two tier decking.



DRIVE AND GARAGE STORE

The garage has been mainly converted into a non-habitable multipurpose annexe (see above), leaving a metal ribbed up and over door to a storage area (12'1" x 4'6" max) with potential to convert back to a full garage or a variety of other uses if so desired (subject to necessary building regulation / planning approval). Brindled herringbone paver sett short drive.

EXTERIOR FRONT

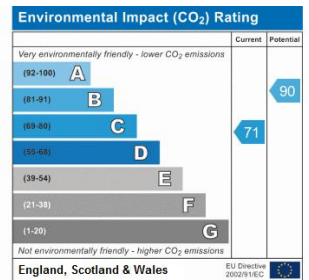
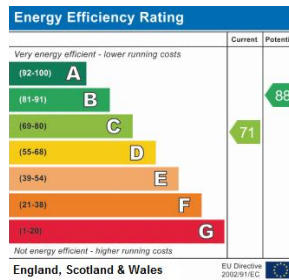
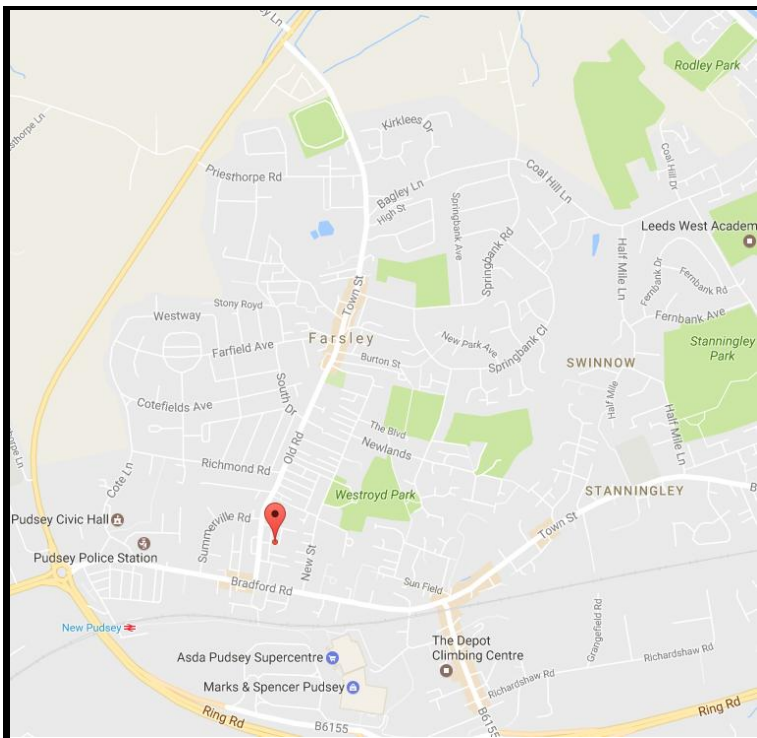
Enclosed Indian stone flagged patio garden with pebbled borders. Southerly aspect. Exterior electric point (not tested). Arched wood lap fencing. Capped brick boundary walls and columns with decorative metal railings and matching decorative metal pedestrian gate. Courtesy coach lamp to front entrance door. Cream rendered to upper elevation. The property is situated in a head of residential cul de sac location with on street resident parking (one permit per resident vehicle plus one visitor permit).



Ground Floor



First Floor



OPENING HOURS

Farsley Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
10.00am – 2.00pm

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
Closed

Farsley, 25 Town Street Farsley,
Pudsey, West Yorkshire LS28 5EN
farsley@homebuyers.uk.net
Tel: 0113 2 361 461

Pudsey, 4 The Ives, Lidget Hill,
Pudsey, West Yorkshire LS28 7DS
pudsey@homebuyers.uk.net
Tel: 0113 2 909 333

homebuyers-property-services.co.uk

