



HomeBuyers

PROPERTY SERVICES

PARK TOP, STANNINGLEY LS28 6BY

£194,950



BRIEFLY COMPRISING

Dining Kitchen. Inner Hall. Living Room. 1st Floor Staircase and Landing. Two Double Bedrooms. House Bathroom. 2nd Floor Staircase and Landing. Two Further Double Bedrooms. En Suite Shower Room. Utility Basement.

LOCATION

Good access to Pudsey and Farsley town centre amenities, local shops, parks, schools, cafes, bars, pubs and restaurants, leisure centre, swimming pool, golf courses, the Aire valley with canal side walks and nature reserve, The Owlcotes Retail Centre, and convenient commuting to Leeds and Bradford by car, bus and train via the nearby New Pudsey train station and Leeds and Bradford Ring Roads.

DIRECTIONS

From our Farsley office, turn right and proceed up Town Street which becomes Old Road. At the T-junction, turn left on to Bradford Road (B6157). After 600 yards, turn right at the roundabout under the railway viaduct on to Richardshaw Lane. Park Top is the second turning on the left between Ace Cars Taxis and The Oddfellows Hall Public House.

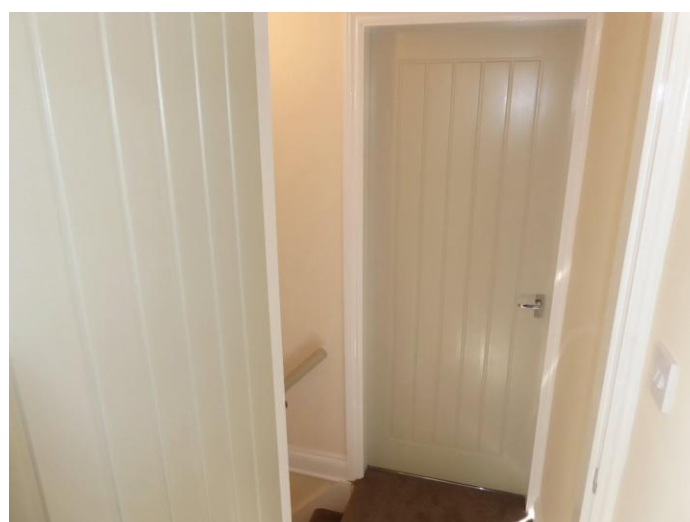
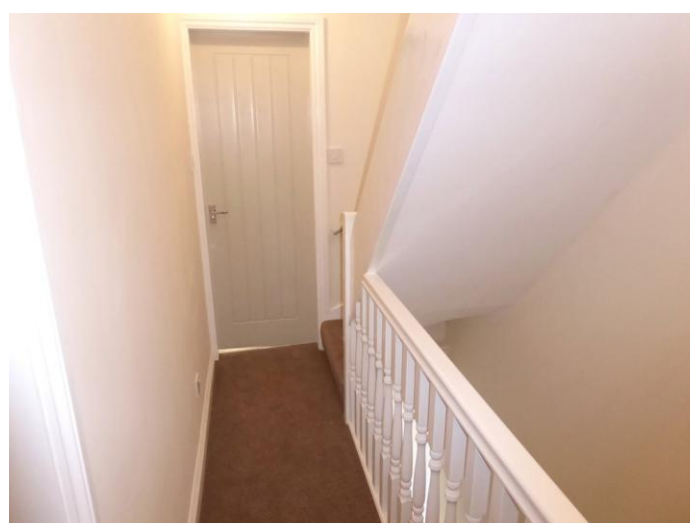
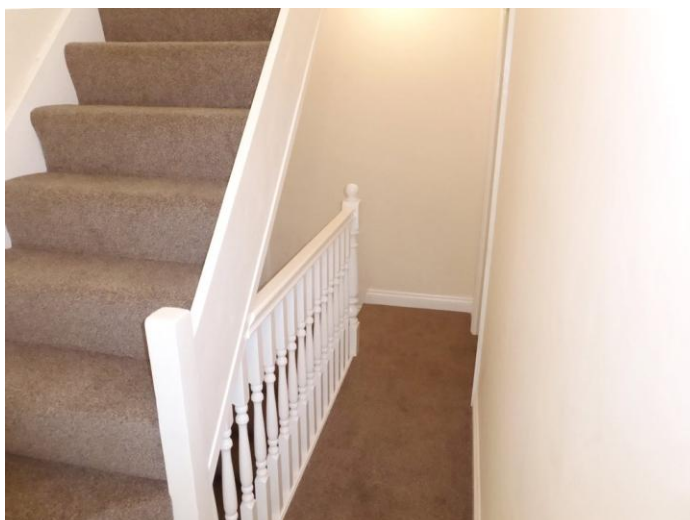
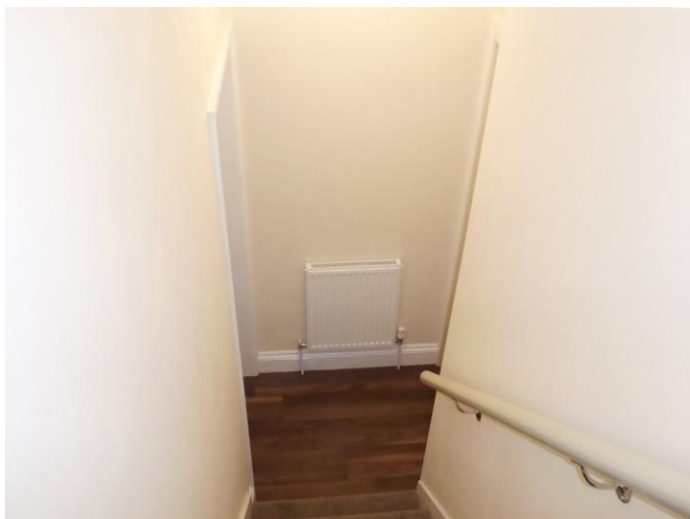
The property is located on the left towards the head of the large parking area and may be identified by the HomeBuyers' For Sale board. The resident parking area is to the right of the car park.

TENURE Freehold

COUNCIL TAX BAND B

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

RECENTLY REFURBISHED & DECEPTIVELY SPACIOUS VICTORIAN Stone Built TERRACE HOUSE ** FOUR DOUBLE BEDROOMS (ONE with EN SUITE SHOWER ROOM) ** GENEROUSLY PROPORTIONED ACCOMMODATION to THREE FLOORS plus THREE ROOM UTILITY BASEMENT (with POTENTIAL to DEVELOP) ** HIGH QUALITY PRESENTATION THROUGHOUT ** CONTEMPORARY NEUTRAL DECOR ** SPACIOUS LIVING ROOM with DECORATIVE FEATURE FIREPLACE & FRENCH DOORS to REAR TERRACE ** LARGE MODERN FITTED WHITE GLOSS DINING KITCHEN with INTEGRAL DISHWASHER, FRIDGE, STAINLESS STEEL OVEN & HOB ** MODERN WHITE FOUR PIECE BATHROOM with MONSOON MAINS SHOWER CUBICLE ** Gas CENTRAL HEATING with COMBINATION BOILER ** White uPVC DOUBLE GLAZING ** WOODED OUTLOOK & PANORAMIC LONG DISTANCE AIRE VALLEY VIEW ** SOUTH FACING SLATE CHIPPED FRONT PATIO GARDEN ** ENCLOSED REAR LAWNED & PATIO TERRACE GARDEN with WESTERLY ASPECT for EVENING SUN ** CUL DE SAC LOCATION with RESIDENT PARKING AREA ** CONVENIENT for COMMUTING & LOCAL AMENITIES ** NO CHAIN Sale. This beautifully presented character home will be of particular interest to families and professional couples seeking stylish, versatile and well-proportioned accommodation in a convenient location.

ACCOMMODATION COMPRISES



DINING KITCHEN

14' 7" x 12' 8" (4.44m x 3.86m)

Modern fitted white gloss wall and base units including: integral automatic dishwasher; integral fridge; drawers and pan drawers; wine rack; feature long brushed nickel handles; soft closure to doors and drawers; moulded cornice and pelmets with concealed lighting. Walnut block effect worktops with matching upstands. Brushed stainless steel five ring gas hob set into former chimney opening with brushed stainless steel splashback, triple extractor and light over in feature brushed stainless steel canopy hood. Brushed stainless steel and glazed electric fan assisted oven. Stainless steel 1.5 bowl sink with chromed Victorian swan neck style mixer tap. Area for dining table and chairs. Central heating radiator. Light grey neutral decor. Recessed LED spotlights to ceiling. Deep moulded skirting boards and door architraves. Bevelled dark oak style laminate flooring. White uPVC double glazed window to front with uPVC sill. Victorian style panelled white wood grain effect composite front entrance door with double glazed patterned, bevelled, etched and decorative leaded upper lights and matching window over. Ribbed panelled doors to inner hall and basement.



INNER HALL

3' 7" x 3' 1" (1.09m x 0.94m) max

Central heating radiator. Light neutral decor. Deep moulded skirting boards and door architraves. Bevelled dark oak style laminate flooring. Access to first floor staircase. Ribbed panelled doors to dining kitchen and living room.



LIVING ROOM

14' 7" x 13' 2" (4.44m x 4.01m) max

White uPVC double glazed french doors and surrounding windows to rear terrace. White uPVC double glazed window to rear. Central heating radiator. TV aerial point. Feature recessed fireplace (decorative only; not in use) with stone flagged hearth. Light neutral decor with accent neutral decor to chimney breast. Deep moulded skirting boards and door architraves. Ribbed panelled door to inner hall.



1ST FLOOR STAIRCASE & LANDING

11' 6" x 5' 2" (3.51m x 1.57m) max
Banister rail to staircase. White turned spindled balustrade with moulded banister rail and globe topped newel post to landing. Light neutral decor. Deep moulded skirting boards and door architraves. Ribbed panelled doors to two double bedrooms and house bathroom. Access to second floor staircase.

DOUBLE BEDROOM 2

14' 7" x 13' 2" (4.44m x 4.01m) max
Stone mullioned white uPVC double glazed window to rear with panoramic wooded outlook and long distance Aire valley view. Double central heating radiator. Light neutral decor. Deep moulded skirting boards and door architraves. Ribbed panelled door to landing.



DOUBLE BEDROOM 4

10' 3" x 9' 8" (3.12m x 2.95m) max
White uPVC double glazed window to front. Double central heating radiator. Light neutral decor. Deep moulded skirting boards and door architraves. Ribbed panelled door to landing.



HOUSE BATHROOM

15' 8" x 4' 9" (4.78m x 1.45m) max
Modern white four piece bathroom suite with chromed fittings. Panelled bath with mixer tap, pop-up waste and travertine effect ceramic tiled splashbacks. Glazed shower cubicle with mains shower (not tested), twin monsoon and hand-held shower heads, and travertine style tiling to walls. Pedestal wash hand basin with monobloc tap, pop-up waste and travertine effect ceramic tiled splashback. Close coupled WC with matching white soft closure seat and boxed pipework. Tall chromed central heated towel rail. Fitted towel storage shelving niches. Extractor unit (not tested). Light neutral decor. Recessed LED spotlights to ceiling. Deep moulded skirting boards and door architraves. White uPVC double glazed patterned window to front. Ribbed panelled door to landing.





2ND FLOOR STAIRCASE & LANDING

2' 10" x 2' 10" (0.86m x 0.86m)

Banister rail to half return staircase. Light neutral decor. Deep moulded skirting boards and door architraves. Access to roof void. Ribbed panelled doors to two further double bedrooms.

MASTER DOUBLE BEDROOM

14' 7" x 13' 3" (4.44m x 4.04m) max

White uPVC double glazed dormer window to rear with panoramic wooded outlook and long distance Aire valley view. Double central heating radiator.

Exposed boxed ceiling beam. Light neutral decor. Deep moulded skirting boards and door architraves.

Ribbed panelled doors to landing and en suite shower room.



EN SUITE SHOWER ROOM

5' 1" x 4' 9" (1.55m x 1.45m)

Modern white three piece suite with chromed fittings. Glazed quadrant shower cubicle with mains shower (not tested) and ceramic tiling to walls.

Pedestal wash hand basin with monobloc tap, pop-up waste and tiled splashback. Close coupled WC with matching white soft closure seat. Chromed central heated towel rail. Extractor unit (not tested).

Light neutral decor. Recessed LED spotlights to ceiling. Moulded skirting boards and door architraves. Grey stone effect vinyl flooring. Ribbed panelled door to master bedroom.





DOUBLE BEDROOM 3

13' 11" x 11' 7" (4.24m x 3.53m) max
Measurement includes eaves area. Wood framed double glazed velux window to front. Double central heating radiator. Exposed ceiling beams (one stripped timber). Eaves area with concealed ribbon lighting. Light neutral decor. Deep moulded skirting boards and door architraves. Ribbed panelled door to landing.



UTILITY BASEMENT

14' 7" x 12' 11" (4.44m x 3.94m) max
Ribbed panelled door from dining kitchen to cellarhead with light. Half return stone staircase. Three rooms. Concrete floor. Power and light (not tested). Oak wood grain effect round edged worktop. Stainless steel single drainer sink with chromed monobloc taps and storage cupboard below. Plumbing for automatic washing machine. Space for tumble dryer. Double central heating radiator. Meters. Fitted shelving. Access to sub floor void. Braced wooden doors. Very useful utility / storage / workshop area with potential for further development (subject to necessary building regulation / planning approval).



EXTERIOR REAR

Enclosed rear lawned and patio garden with westerly aspect for evening sun. Mainly laid to lawn. Raised riven stone effect flagged patio terrace with pebbled borders. Two courtesy coach lamps to rear french doors. Capped brick boundary walls and wood lap fencing. Two access gates to either side (pedestrian right of way for neighbours only). Dressed stone lintels, mullions and sill to windows. Not directly overlooked to the rear.



EXTERIOR FRONT

South facing garden. Slate chipped patio with pebbled borders. Raised timber walled floral and shrubbery border. Stone flagged and riven stone effect flagged path with pebbled borders. Capped stone boundary walls. Wood lap and double paling fencing. Exterior cold water tap. Flagged step and courtesy coach lamp to front entrance door. Dressed stone lintels and sills to windows. Wooded outlook. The property is situated in a cul de sac location with a shared tarmac resident parking area which also gives access to a builder's yard (the resident parking is reserved).





Ground Floor
Approx. 36.6 sq. metres (393.5 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.1 sq. feet)



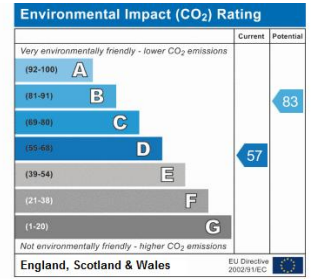
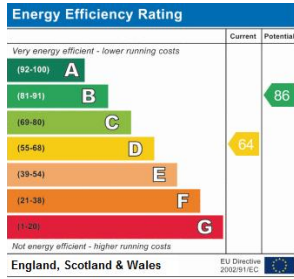
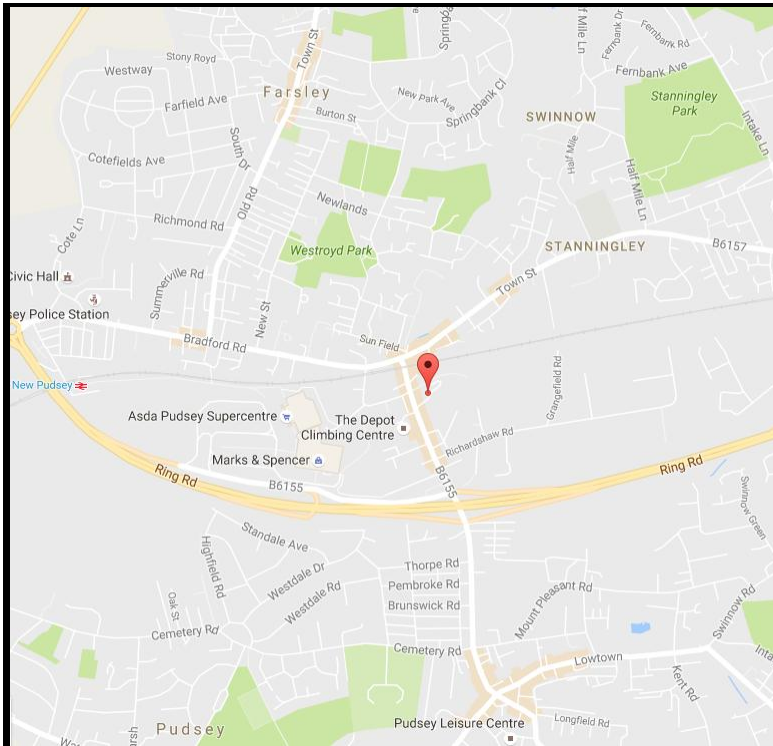
Second Floor
Approx. 37.0 sq. metres (398.1 sq. feet)



Basement
Approx. 22.4 sq. metres (241.6 sq. feet)



Total area: approx. 135.9 sq. metres (1463.3 sq. feet)



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

