



**HomeBuyers**

PROPERTY SERVICES

HACKFALL, BEECH LEES, FARSLEY LS28 5JZ

**£399,999**





## BRIEFLY COMPRISING

Entrance Porch. Reception Hall. Living Room. Dining Room. Conservatory. Kitchen. Rear Hall. Guest WC. Staircase and Landing. Master Double Bedroom. En Suite Wet Shower Room. Dressing Room. Three Double Bedrooms. House Bathroom. Integral Tandem Garage.

## LOCATION

Good access to Farsley village amenities, schools, parks, cafes, bars, pubs and restaurants, library, church, leisure centres, cinema, golf courses, the Aire valley with canalside walks and nature reserve, The Owlcotes Retail Centre with Asda and M&S, and commuting to Leeds & Bradford by car, bus and train via the conveniently located Ring Road and train station.

## DIRECTIONS

From our Farsley office, turn left and proceed down Town Street which becomes Calverley Lane. Immediately after the pinch point, turn left on to Priesthorpe Road. Turn second right on to Beech Lees and follow the crescent anti-clockwise where the property is located on the right and may be identified by the HomeBuyers' For Sale board.

## TENURE

Freehold

## COUNCIL TAX BAND

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## 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

SPACIOUS & SIGNIFICANTLY EXTENDED EXECUTIVE STYLE MODERN DETACHED RESIDENCE \*\* FOUR DOUBLE BEDROOMS \*\* MASTER BEDROOM with LUXURY EN SUITE SHOWER ROOM, DRESSING ROOM & BALCONY \*\* WOODED OUTLOOK & AIRE VALLEY VIEWS \*\* TWO RECEPTION ROOMS plus LARGE CONSERVATORY \*\* TASTEFULLY PRESENTED HIGH QUALITY CONTEMPORARY & ACCENT DECOR \*\* LIVING ROOM with FEATURE FIREPLACE & PARQUET WOOD FLOORING \*\* SEPARATE DINING ROOM with FRENCH DOORS \*\* MODERN FITTED IVORY SHAKER STYLE & BLACK GRANITE KITCHEN with INTEGRAL FRIDGE & FREEZER, OVEN & HOB, MICROWAVE / GRILL \*\* UTILITY AREA \*\* MODERN WHITE BATHROOM with MAINS SHOWER over Bath \*\* GUEST WC \*\* Gas CENTRAL HEATING \*\* uPVC DOUBLE GLAZING \*\* Security ALARM \*\* PARKING FORECOURT \*\* TANDEM DOUBLE GARAGE \*\* LAWNED FRONT GARDEN \*\* ENCLOSED REAR LAWNED & PATIO GARDEN \*\* SOUGHT AFTER RESIDENTIAL CUL DE SAC CRESCENT \*\* NO CHAIN Sale. Offering c. 1,750 sq.ft. of well-proportioned and versatile accommodation, this impressive property will be of particular interest to discerning families and professional couples seeking a stylishly presented home in a convenient and advantageous location.



## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

4' 5" x 2' 6" (1.35m x 0.76m)

uPVC double glazed french doors. Light neutral decor. Georgian style glazed door to reception hall.

### RECEPTION HALL

17' 8" x 5' 11" (5.38m x 1.8m) max

Co-ordinating light neutral and accent floral decor with moulded dado rail, skirting boards and door architraves. Ceiling coving. Telephone point. Double central heating radiator. Georgian style panelled and glazed doors to living room, dining room, kitchen, entrance porch and guest WC. Deep built-in understairs storage cupboard. Access to first floor staircase.

### LIVING ROOM

19' 10" x 11' 11" (6.05m x 3.63m)

Mahogany effect uPVC double glazed windows to front and side with vertical blinds. Two central heating radiators. Feature Mahogany effect Adam style fireplace with fluted columns, polished marble inset and hearth, cast iron and brass style living flame coal effect gas fire (not tested). Sky digital / TV aerial points. Five wall light points. Dimmer light switch. Co-ordinating light modern and period style decor with moulded dado rail, skirting boards and door architraves. Ceiling coving. Parquet wood flooring. Space for baby grand piano (if required). Georgian style glazed door to reception hall.

### DINING ROOM

10' 8" x 9' 6" (3.25m x 2.9m)

Light modern decor. Ceiling coving. Moulded skirting boards and door architraves. Oak style laminate flooring. Central heating radiator. Dimmer light switch. Telephone point. Georgian style glazed door to reception hall. Double glazed white uPVC french doors with full length sidelights to rear conservatory.



**KITCHEN**

11' 2" x 9' 2" (3.4m x 2.79m)

Modern fitted ivory shaker style wall and base units including: integral fridge; integral freezer; drawers and pan drawers; spice cupboard; two sliding larder cupboards; feature brushed nickel handles; moulded cornice and pelmets with concealed down lighters. 'Zanussi' black ceramic four ring gas hob with retractable extractor and light over. 'Neff' electric fan assisted oven. 'Neff' combination microwave / grill. Grey stone effect 1.5 bowl sink with chromed swan necked hot / cold combination tap with 'instant' boiling water facility (not tested). Plumbing for automatic dishwasher. Foldaway mini TV with TV / Sky Digital points. Polished black granite worktops. Ceramic tiled black splashbacks. Central heating radiator. Light neutral decor. Moulded skirting boards and door architraves. Recessed halogen spotlights to ceiling. Ceiling coving. Bevelled oak style laminate flooring. Georgian style panelled pine door to reception hall. Open square archway to rear hall.







## REAR HALL

17' 7" x 4' 3" (5.36m x 1.3m)

White uPVC double glazed patterned rear entrance door. Coat hooks. Light neutral decor. Recessed halogen spotlights to ceiling. Moulded skirting boards and door architraves. Double central heating radiator. Bevelled oak style laminate flooring. Built-in utility cupboard with plumbing for automatic washing machine and vent for tumble dryer. Built-in storage cupboard with power and space for upright fridge freezer. Deep built-in storage cupboard / wine cellar. Open square archway to kitchen. Georgian style panelled pine doors to intergal double tandem garage, utility, storerooms and rear conservatory.



## CONSERVATORY

20' 1" x 9' 1" (6.12m x 2.77m)

Full length white uPVC double glazed windows to rear and side with Georgian leaded upper lights and frosted glazed sidelights. Double glazed french doors to enclosed rear garden. Area for breakfast table and chairs. Sky digital / TV aerial points. Double central heating radiator, inset perimeter central heating system and underfloor electric heating (not tested). Polycarbonate roof. Neutral decor. Two wall light points. Moulded skirting boards and door architraves. Bevelled oak style laminate flooring. White uPVC double glazed french doors to dining room with full length sidelights. Georgian style panelled pine door to rear entrance hall. Interior white uPVC double glazed window to kitchen.





### GUEST WC

7' 3" x 6' 1" (2.21m x 1.85m)

Modern white two piece suite with chromed fittings. Wood veneer washstand with circular basin, pop-up waste, monobloc tap, tiled splashback and fitted towel rail. Close coupled WC with matching white seat. Light modern decor. Moulded skirting boards and door architraves. Stone tiled effect vinyl flooring. Mahogany effect uPVC double glazed patterned window to side. Large storage cupboard. Georgian style panelled varnished pine door to reception hall.



### INTEGRAL DOUBLE TANDEM GARAGE

30' 9" x 9' 0" (9.37m x 2.74m) max

Insulated metal panelled up and over door including letter box. Two mahogany effect uPVC double glazed windows to side and rear (patterned glazed to side). Power and light (not tested). Wall mounted gas boiler and wall mounted gas combi instant hot water boiler (neither tested) for dual house heating systems. Cold water tap. Georgian style panelled pine door to rear entrance hall.



### STAIRCASE AND LANDING

13' 9" x 6' 0" (4.19m x 1.83m) max

Varnished pine turned spindle balustrade with moulded banister rail and globe topped newel posts to staircase and landing. Co-ordinating light neutral and accent floral decor with moulded dado rail, skirting boards and door architraves. Porthole ceiling skylight. Fitted airing cupboard housing foam lagged immersion heater (not tested). Access to part boarded insulated loft with power and light (not tested), drop down aluminium ladder, and potential for further development (subject to necessary building regulation / planning approval).





## MASTER DOUBLE BEDROOM

15' 1" x 13' 3" (4.6m x 4.04m)

White uPVC double glazed french doors and full length sidelights with panoramic wooded outlook and Aire valley view leading to decking balcony with decorative metal railings. Two wood framed double glazed velux windows to pitched ceiling. Two central heating radiators. Sky digital / TV aerial points for wall mounted TV (not included). Four wall light points and two bedside light points. Light neutral decor. Moulded skirting boards and door architraves. Ceiling beam. Open square archway to dressing room. Georgian style panelled pine door to en suite shower room.









### EN SUITE SHOWER ROOM

13' 4" x 6' 4" (4.06m x 1.93m)

Modern white four piece suite with chromed fittings. Walk-in wet shower cubicle with mains shower, recessed storage shelving and glazed shower screen. Large winged wash hand basin with monobloc tap, pop-up waste and tiled vanity shelf with shaver point (not tested) and illuminated touch control mirror over. Concealed cistern WC with soft closure seat. Bidet with monobloc tap and pop-up waste. Feature chromed central heated towel rail. Extractor unit (not tested). Feature crystal effect LED ceiling lights. Co-ordinating light and deep ceramic tiled walls with feature mosaic vertical borders. Ceramic tiled black stone effect floor. Electric underfloor heating (not tested). Two white uPVC double glazed patterned windows to front with tiled sills and reveals. Georgian style panelled pine door to master bedroom.



### DRESSING ROOM

11' 4" x 10' 9" (3.45m x 3.28m)

Mahogany effect uPVC double glazed window to rear with long distance wooded outlook and Aire valley views. Central heating radiator. Space for wardrobes and bedroom furniture. Light neutral decor. Ceiling coving. Moulded skirting boards and door architraves. Open square arch to master bedroom. Georgian style panelled pine door to landing. Dimmer light switch. Formally a double bedroom, presently used as a dressing room but with potential for a variety of purposes.





## DOUBLE BEDROOM 2

11' 11" x 10' 11" (3.63m x 3.33m)

Mahogany effect uPVC double glazed window to front with vertical blinds and varnished sill. Central heating radiator. Light modern decor. Ceiling coving. Moulded skirting boards and door architraves. Built-in double wardrobe. Georgian style panelled pine door to landing.





### DOUBLE BEDROOM 3

12' 1" x 8' 8" (3.68m x 2.64m)

Mahogany effect uPVC double glazed window to side with vertical blinds and varnished sill. Double central heating radiator. Light modern decor. Ceiling coving. Moulded skirting boards and door architraves. Built-in double storage cupboard. Georgian style panelled pine door to landing.



### DOUBLE BEDROOM 4

11' 4" x 8' 10" (3.45m x 2.69m) max

Presently used as a study. Mahogany effect uPVC double glazed window to rear with long distance wooded outlook and Aire valley view. Double central heating radiator. Light neutral decor. Ceiling coving. Recessed halogen spotlights to ceiling. Moulded skirting boards and door architraves. Georgian style panelled pine door to landing.



### HOUSE BATHROOM

7' 4" x 5' 9" (2.24m x 1.75m)

Modern white three piece 'Vernon Tutbury' bathroom suite with chromed fittings. Panelled "P" bath with central taps, concealed faucet, pop-up waste, mains shower over, curved glazed shower screen with fitted chromed towel rail and semi circular glazed display shelving. Half inset winged vanity wash hand basin with swan neck mixer tap, pop-up waste, double storage cupboard below and wood grain effect vanity shelf. Concealed cistern WC with matching white seat. Central heated towel rail. Illuminated bevelled mirror. Shaver point (not tested). Recessed halogen spotlights to ceiling. Marbled effect ceramic tiled walls with deep relief decorative tiled border. Maple style laminate flooring. Georgian style panelled pine door to landing.





## EXTERIOR REAR

Enclosed rear lawned and patio garden. Brindled paver sett patio and paths with pebbled, floral, shrubbery and conifer borders. Water features.

Security sensor light. Exterior cold water tap. Capped stone effect block boundary wall. Well tended rear conifer hedge. Wooded outlook and long distance Aire valley view. Side storage area.

Brindled paver sett path and decorative metal arched gate to side.







## EXTERIOR FRONT

Lawned garden with pebbled borders. Well tended mixed conifer hedging. Decorative metal double gates and matching pedestrian gate to brindled paver sett forecourt with parking for four vehicles and access to tandem garage. Security sensor light. Brindled paver sett step to front entrance porch. Arched decorative metal gate leading to enclosed rear garden. The property is situated in a sought after residential cul de sac crescent location.



**Ground Floor**

Approx. 110.4 sq. metres (1188.8 sq. feet)

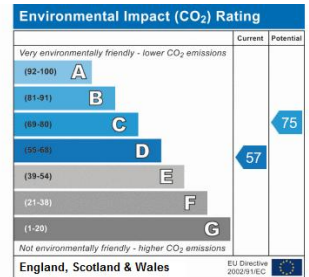
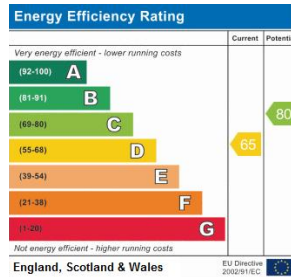
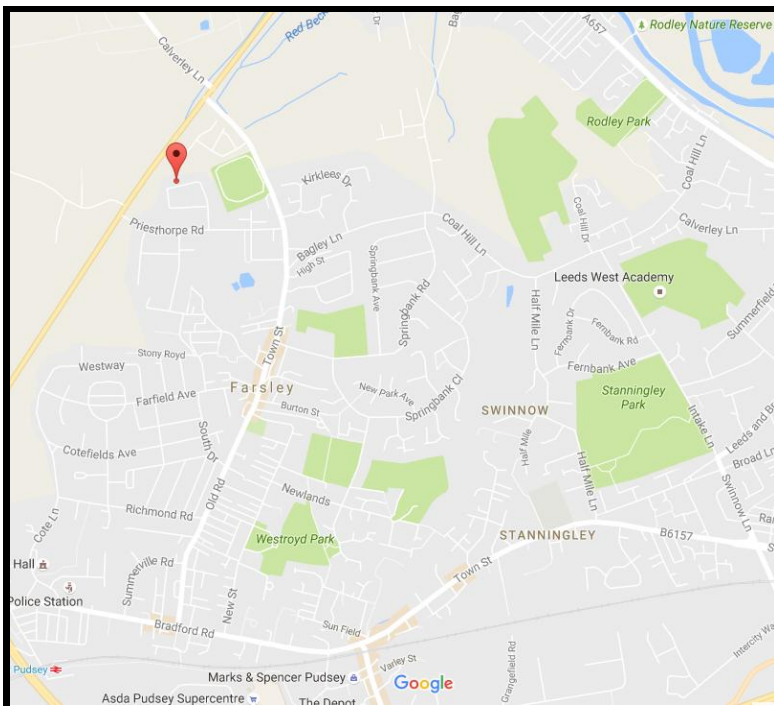


**First Floor**

Approx. 79.0 sq. metres (850.4 sq. feet)



Total area: approx. 189.4 sq. metres (2039.2 sq. feet)



Address:  
36 Beech Lees Farsley LS26 5JZ

**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

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