



HomeBuyers
PROPERTY SERVICES

NEW PARK VIEW, FARSLEY LS28 5TZ

£209,999



BRIEFLY COMPRISING

Entrance Hall. Living Room. Kitchen. Dining Room.
Inner Hall. Master Double Bedroom. Double
Bedroom / Sitting Room / Garden Room.
Bathroom. Detached Garage.

LOCATION

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

DIRECTIONS

From our Farsley office, turn left and proceed down Town Street. Turn second right on to Wesley Street and second right again on to Springbank Close and then first right on to New Park View where the property is located on the left and may be identified by the HomeBuyers For Sale board.

TENURE

Freehold

COUNCIL TAX BAND

D

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

WELL PROPORTIONED & WELL LOCATED MODERN
Brick Built DETACHED TRUE BUNGALOW ** TWO
DOUBLE BEDROOMS (ONE with FITTED WARDROBES,
ONE used as SITTING ROOM) ** ADVANTAGEOUS &
SOUGHT AFTER LOCATION with PARKLAND NEARBY **
TASTEFULLY DECORATED ** SPACIOUS LIVING ROOM
with FEATURE YORKSHIRE STONE FIREPLACE **
SEPARATE DINING ROOM OPEN PLAN to FITTED
KITCHEN ** CERAMIC TILED FOUR PIECE AVOCADO
GREEN BATHROOM with MAINS SHOWER CUBICLE **
Gas CENTRAL HEATING ** White uPVC GEORGIAN
STYLE DOUBLE GLAZING ** LONG DRIVE ** DETACHED
SINGLE GARAGE ** FRONT PEBBLED COTTAGE
GARDEN ** ENCLOSED REAR LOW MAINTENANCE
PATIO & SLATE CHIPPED GARDEN with GREENHOUSE
** LEVEL PEDESTRIAN ACCESS to VILLAGE AMENITIES
** CONVENIENT for TRAVEL by CAR, BUS & TRAIN.
This charming home will be of particular interest to
retired, mature and professional couples seeking
well-proportioned and well maintained
accommodation in a favourable location.

ACCOMMODATION COMPRISES

ENTRANCE HALL

10' 1" x 2' 6" (3.07m x 0.76m)

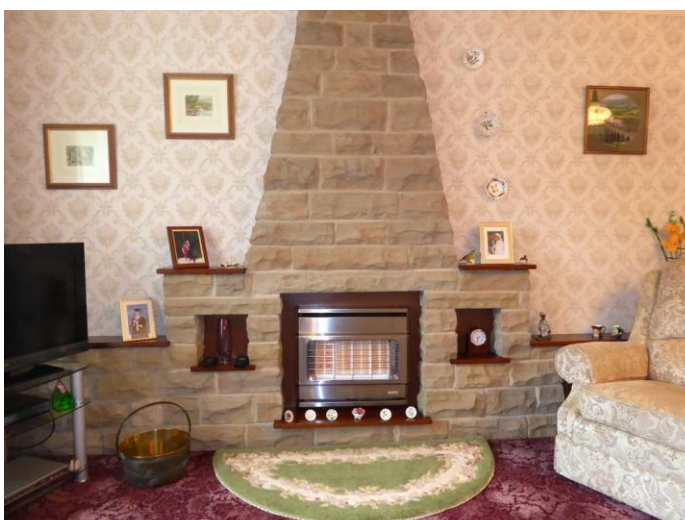
Victorian style panelled varnished timber entrance door with patterned glazed archlight, dead bolts and spy hole. Fitted corner storage / telephone cabinet. Telephone / broadband internet point. Light textured decor. Ceiling coving. Varnished delft rack. Open plan to inner hall. Oak wood grain effect door to kitchen.



LIVING ROOM

17' 10" x 9' 9" (5.44m x 2.97m) max

White uPVC double glazed Georgian style suspended bay window to front with deep sill and vertical blinds. White uPVC double glazed Georgian style window to side. Two central heating radiators. Feature rough hewn Yorkshire stone fireplace, mock chimney breast and extended display shelf with varnished timber shelving and display niches. Gas fire (not tested). TV aerial point. Co-ordinating light modern and accent decor. Ceiling coving. Oak wood grain effect doors to dining room and inner hall.





KITCHEN

9' 4" x 8' 8" (2.84m x 2.64m) max

Fitted cream and beige melamine wall and base units with aluminium trim including drawers and oak style pelmets. Light marbled effect worktops and servery peninsula. Stainless steel single drainer sink. Electric cooker point. Space for fridge and freezer below worktop. Plumbing for automatic washing machine and automatic slimline dishwasher. Light textured and ceramic tiled decor with feature tiles. Stone tiled effect vinyl flooring. White uPVC double glazed Georgian style window to side. Oak wood grain effect door to entrance hall. Open plan to dining room.



DINING ROOM

9' 5" x 8' 7" (2.87m x 2.62m) max

White uPVC double glazed Georgian style suspended bay window to front with deep sill and vertical blinds. Double central heating radiator. TV aerial point. Fitted storage cupboard housing wall mounted gas boiler (not tested). Light modern decor. Ceiling coving. Georgian style panelled varnished timber entrance door with patterned glazed archlight. Oak wood grain effect door to dining room. Open plan to kitchen with servery peninsula and retractable decorative screening blind.



INNER HALL

8' 1" x 2' 8" (2.46m x 0.81m)

Open plan to entrance hall. Central heating radiator. Light textured decor. Access to illuminated part boarded loft with drop down ladder (not inspected). Oak wood grain effect doors to living room, two double bedrooms and bathroom.



DOUBLE BEDROOM 1

14' 4" x 10' 3" (4.37m x 3.12m) max

White uPVC double glazed Georgian style window to rear with vertical blinds. Central heating radiator.

TV aerial point. Fitted triple wardrobe including shelving, double hanging space and mirrored sliding door. Fitted double storage cupboard including shelving. Space for additional wardrobes and bedroom furniture. Light neutral decor. ceiling coving. Oak wood grain effect door to inner hall.





DOUBLE BEDROOM 2 / GARDEN ROOM / SITTING ROOM

11' 8" x 9' 5" (3.56m x 2.87m) max

Presently used as a garden room / sitting room. White uPVC double glazed Georgian style window to side and double glazed french doors to enclosed rear patio garden. Central heating radiator. Space for wardrobe and bedroom furniture. Light modern decor. Ceiling coving. Oak wood grain effect door to inner hall.



BATHROOM

8' 1" x 6' 3" (2.46m x 1.91m) max
Four piece avocado green coloured bathroom suite with chromed fittings. Twin handled panelled bath with tiled vanity shelf. Pedestal wash hand basin. Close coupled WC with matching seat. Shower cubicle with mains shower, smoked glazed door, illuminated glazed panel over, grab handle and foldaway seat. Central heating radiator. Ceramic tiled walls with decorative feature tiles and border. Ceiling coving. White uPVC double glazed Georgian style patterned window to side with tiled sill and reveals. Oak wood grain effect door to inner hall.



EXTERIOR REAR

Enclosed rear patio garden with riven stone effect flagged terrace. Pebbled and slate chipped stone edged patio with inset shrubbery borders. Metal framed greenhouse. Second flagged patio terrace for evening sun. Mature apple bush. Ribbed panelled uPVC and wood lap fencing. Riven stone effect flagged steps and metal hand rail to rear french doors. Wood lap fencing and braced wood lap pedestrian gate to drive and garage.



DRIVE AND DETACHED GARAGE

17' 6" x 9' 5" (5.33m x 2.87m) max

Long flagged, crazy paved and pebbled drive with parking for four vehicles. Bin storage area. Step, courtesy light and grab handles to entrance door.

Exterior cold water tap. Detached brick built pitched roof garage with metal ribbed up and over door, security sensor light, power and light (not tested), storage shelving, eaves storage area, side window and side entrance door.

EXTERIOR FRONT

Pebbled patio cottage garden with dwarf stone walling, crazy stone paved paths and inset alpine and shrubbery borders. South westerly aspect for afternoon and evening sun. Flagged terrace. Stone effect fascia to front elevation. White uPVC soffits and fascias.

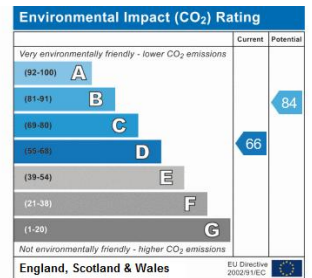
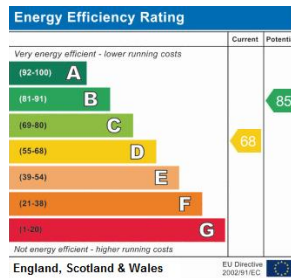
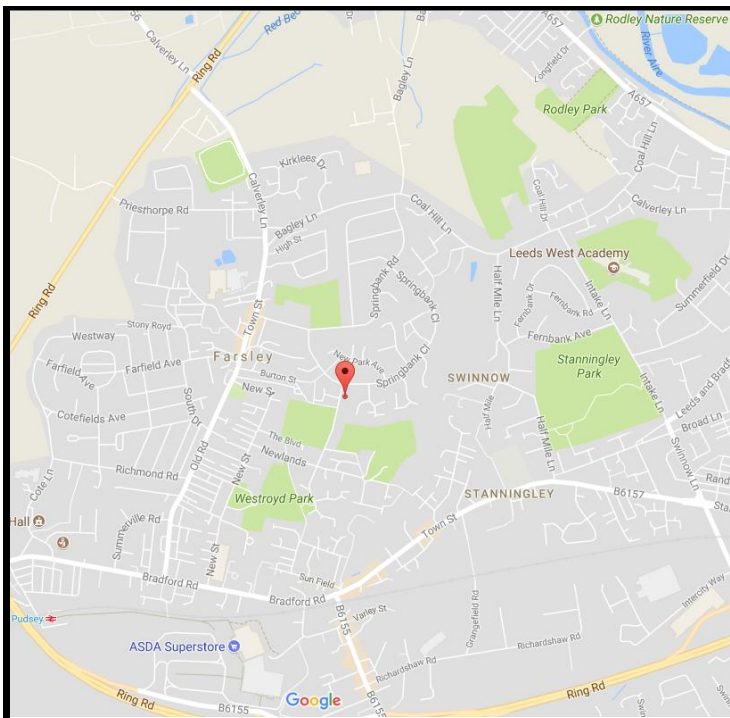


Ground Floor

Approx. 64.9 sq. metres (698.5 sq. feet)



Total area: approx. 64.9 sq. metres (698.5 sq. feet)



Address:
7 New Park View Farsley LS28 5TZ

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

