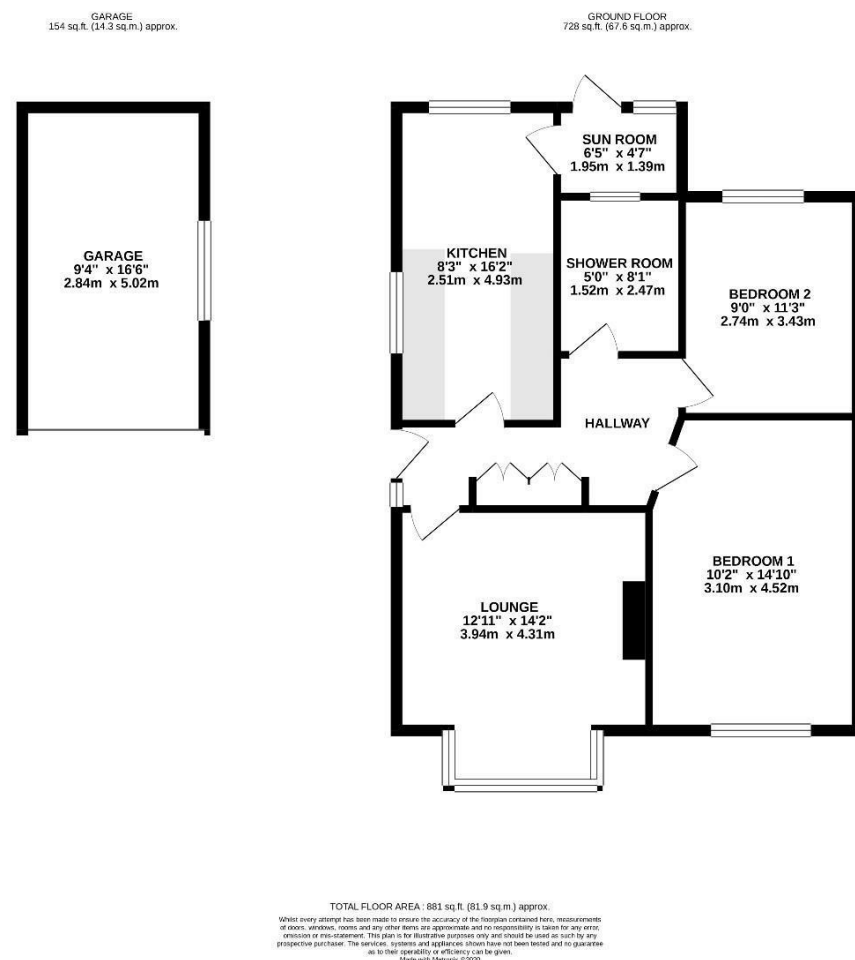


HARDISTY AND CO



This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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HARDISTY AND CO



Springbank Drive
Farsley

£235,000

2 BEDROOM BUNGALOW - SEMI
DETACHED

hardistyandco.com

INTRODUCTION

****NO CHAIN SALE - BEAT THE STAMP DUTY HOLIDAY DEADLINE**** This delightful two bedroom 'true' bungalow is in a good condition, and we think it is perfect for a variety of buyers, including down-sizers, to move in and just enjoy. Ideally located for shops, local amenities, restaurants and bars, with off street parking a bonus. Briefly comprises:- Entrance hallway with fitted storage, bay fronted lounge, fully fitted kitchen-diner with access into 'lean-to' sun room to the rear. Two good sized bedrooms and a modern shower room. Garden's front and rear, detached garage and plenty of scope in the loft room - subject planning.

LOCATION

Farsley is a small but increasingly popular Village from which commuting is straightforward, either by private or public transport. The A6120 and A647 are both on hand and provide major links to the motorway networks. Just a short distance away is the popular Owlcotes Centre at Pudsey offering a Marks & Spencer store, Asda superstore, and there is a train station adjacent. In addition, the bus services are frequent from the village, getting you into Leeds & Bradford City centres. There is a good selection of shops, pubs and eateries in Farsley and schools are also popular. The neighbouring villages of Pudsey and Horsforth are only a short distance away and also offer a comprehensive range of facilities.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS28 5LX.

ACCOMMODATION

TO THE GROUND FLOOR
uPVC door into...

HALLWAY
With useful fitted storage. Loft access. Door into...

LOUNGE



14'2" x 12'11"
Spacious and well proportioned, with a good sized bay window letting lots of natural light in. Granite fireplace. Feature wallpaper.

DINING KITCHEN



16'2" x 8'3"
Fitted with a range of wall, base and drawer units with complementary work-surfaces, with inset stainless steel sink, side drainer and modern mixer tap. Cooker point, plumbed for a washing machine. Ceramic tiled splash-backs. Space to add a dining table and chairs.

SUN ROOM
6'5" x 4'7"
With a pleasant garden outlook, space to sit and read, enjoy a cuppa etc.

BEDROOM ONE



14'10" x 10'2"
A great sized double bedroom with a pleasant outlook.

BEDROOM TWO



11'3" x 9'0"
Another good sized double room enjoying a pleasant outlook.

SHOWER ROOM



8'0" x 5'0"
Fitted with a walk-in shower with thermostatic control, W.C and pedestal wash hand basin. Ceramic tiled splash-backs.

TO THE OUTSIDE



Gardens front and rear, off-street parking and a garage.

PEPPERCORN LEASE
As with a vast majority of properties in the Calverley and surrounding areas a 'peppercorn' lease exists whereby in many cases a long lease of 999 years was granted when the property was built. Usually a small annual fee is payable in the form of a Peppercorn Ground Rent. Usually, no service charge is payable. As we are not leasehold specialists, clarification regarding lease terms, length and any associated charges should be sought via legal advice. We would however advise that this is very common place and normal in this area and not something that we have seen affects value or future sale ability.

ADDITIONAL SERVICES - Disclosure Of Financial Inte
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

BROCHURE DETAILS
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		83			1
		63			1
England & Wales		EU Directive 2002/91/EC		England & Wales	