



**HOME**  
MARKETING & MANAGEMENT

GLADSTONE STREET, FARSLEY LS28 5HZ

**£229,995**



Well Presented Victorian Back/Back Terrace  
2 Double Bedrooms. Older Farsley Village  
Accommodation to 3 Floors + Basement  
Sympathetically Modernised with Neutral Decor  
Spacious Living Room with Fireplace  
Modern Cream Kitchen, S/S Oven, Hob  
Modern White 4 Piece Bathroom with Shower  
White uPVC Double Glazing. Gas Central Heating  
Enclosed Stone Flagged Patio Garden  
Ideal for FTB / Small Family



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## GENERAL DESCRIPTION

A well presented and well-proportioned two double bedroom Victorian stone built back to back terrace house situated in the heart of Farsley Village and convenient for all local amenities. This attractive home will be of particular interest to discerning couples seeking character accommodation in an advantageous location. The property benefits from patio garden; double glazing; gas central heating with gas combi boiler; spacious living room with oak wood flooring, feature fireplace; modern fitted cream gloss kitchen including stainless steel oven and hob; master bedroom with feature fireplace and laminate flooring; four piece white bathroom with roll topped bath and glazed shower cubicle; second floor double bedroom and feature fireplace. Briefly comprising; living room; kitchen; cellar; first floor staircase and landing; double bedrooms; bathroom; second floor double bedroom. The property is a short walk from the local bars and shops on the main town street and offers good commuting access to Leeds and Bradford and an early inspection is recommended to appreciate the character, style and location of the accommodation on offer. No chain.

TENURE  
Freehold

## ROOM MEASUREMENTS

**LIVING ROOM** 14' 9" x 13' 8" (4.5m x 4.17m)**KITCHEN** 11' 3" x 6' 7" (3.43m x 2.01m)**STAIRCASE AND LANDING****DOUBLE BEDROOM 1** 14' 10" x 11' 7" (4.52m x 3.53m)**BATHROOM** 9' 1" x 8' 8" (2.77m x 2.64m)**2ND STAIRCASE****DOUBLE BEDROOM 2** 19' 3" x 10' 0" (5.87m x 3.05m)**CELLAR** 11' 8" x 6' 4" (3.56m x 1.93m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

## OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday &amp; Bank Holidays

**8.30am – 5.00pm****9.00am – 1.00pm****Closed**

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 HomeMM.