



HOME
MARKETING & MANAGEMENT

NEWLANDS, FARSLEY LS28 5BE

£179,999



Mature End Town House
2 Bedrooms
uPVC D/g & Gas C/H
Requires Improvements
Dining Kitchen. Lounge
3 Piece Bathroom
Off road Parking (2x Drive)
Gardens to 3 Sides
Popular Farsley Village Location
No Chain. Vacant Possession

£179,999

GENERAL DESCRIPTION

A two bedroom end townhouse occupying a large corner plot in the sought after village of Farsley. Will be of particular interest to purchasers seeking a well located home which requires some improvements with the potential to extend (subject to necessary planning applications) and benefitting from: Gardens to three sides; two driveways with parking for multiple vehicles; Upvc double glazing; gas central heating with combination boiler; fitted dining kitchen; white three piece bathroom suite. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location and potential of the accommodation on offer. No Chain. Vacant Possession

TENURE
Freehold

ROOM MEASUREMENTS

- ENTRANCE HALL** 7' 10" x 2' 7" (2.39m x 0.79m)
 - LOUNGE** 12' 1" x 7' 10" (3.68m x 2.39m) max
 - DINING KITCHEN** 13' 9" x 9' 6" (4.19m x 2.9m) max
 - STAIRCASE AND LANDING** 5' 2" x 3' 7" (1.57m x 1.09m)
 - DOUBLE BEDROOM 1** 14' 1" x 12' 1" (4.29m x 3.68m) max
 - DOUBLE BEDROOM 2** 12' 5" x 9' 10" (3.78m x 3m) max
 - BATHROOM** 6' 6" x 5' 10" (1.98m x 1.78m) max
- EXTERIOR**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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 & 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.

