



HOME

MARKETING & MANAGEMENT

NEWLANDS, FARSLEY LS28 5BB

£300,000



Well Presented Modern Town House

4 Bedrooms (2 fitted)

En suite Shower Room & Bathroom

Neutral Décor. Gas c/h & D/g

Conservatory with Bi Fold Doors

Accommodation to 3 floors

South Facing Garden

Drive & Integral Garage

Popular Residential Area

Excellent Family Sized Home



£300,000

GENERAL DESCRIPTION

A well presented and spacious 4 bed townhouse with kitchen/diner and conservatory/ family room extension with bi-folding doors to lovely south facing garden. Will be of particular interest to families and executives seeking modern, spacious and flexible accommodation benefiting from: uPVC double glazing, gas central heating, contemporary decor, garden, integral garage and off road parking; comfortable light lounge; spacious master with modern en-suite shower; partially boarded loft. This well located home offers good access to Farsley village amenities including: parks; sports clubs; cafes; bars; restaurants, gym facilities; supermarkets at the Owlcoates shopping centre and excellent commuting links to both Leeds & Bradford. An early inspection especially at this price is highly recommended to appreciate the charm and space of this modern versatile well located family home.

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 17' 9" x 4' 5" (5.43m x 1.37m) max

GUEST WC 7' 4" x 3' 0" (2.24m x 0.92m)

DINING KITCHEN 15' 4" x 9' 1" (4.68m x 2.77m)

CONSERVATORY 12' 0" x 9' 7" (3.68m x 2.93m)

STAIRCASE & LANDING 9' 3" x 3' 3" (2.82m x 1.00m)

LOUNGE 15' 4" x 13' 9" (4.68m x 4.20m) max

BEDROOM 3 12' 0" x 8' 7" (3.66m x 2.62m)

BEDROOM 4 6' 5" x 6' 5" (1.98m x 1.97m)

2ND STAIRCASE & LANDING 6' 4" x 3' 4" (1.95m x 1.02m)

MASTER DOUBLE BEDROOM 15' 3" x 9' 2" (4.67m x 2.81m)

max To fitted robes

EN SUITE 7' 10" x 3' 11" (2.39m x 1.20m)

BEDROOM 2 15' 3" x 9' 8" (4.67m x 2.95m) max to fitted

robes

BATHROOM 8' 7" x 4' 7" (2.64m x 1.41m)

INTEGRAL GARAGE 16' 11" x 8' 0" (5.16m x 2.44m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	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.