

HOME MARKETING & MANAGEMEN'

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



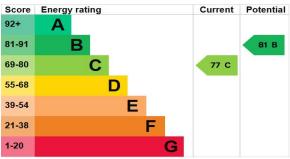












The graph shows this property's current and potential energy rating.

£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, aym facilities; supermarkets at the Owlcotes 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)

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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" \times 9' 8" (4.67m \times 2.95m) max to fitted

BATHROOM 8'7" x 4'7" (2.64m x 1.41m) INTEGRAL GARAGE 16'11" x 8'0" (5.16m x 2.44m)

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.

