



HOME
MARKETING & MANAGEMENT

SYCAMORE WALK, FARSLEY LS28 5BS

£300,000



Lovely Detached Family Home
Sought After Leafy Cul-de-sac Village Location
3 Bedrooms (2 Doubles)
Open Plan Family Living
Modern Kitchen with Island
Converted Garage; Playroom/Office
Guest WC & Modern Family Bathroom
Private Low Maintenance Garden
Good Size Drive
Council Tax Band C; EPC rating D



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GENERAL DESCRIPTION

****** Attractively Priced 3 Bed Detached,
Highly Sought-after Cul-de-sac Location ******

On the ground floor: The entrance hallway leads to a fantastic open plan family living, with a through lounge-diner-kitchen. Recently refitted kitchen with integrated appliances and island. Downstairs guest WC and handy under-stairs storage. To the rear is a converted garage offering fantastic versatility as a playroom, office or gym. On the first floor: Contemporary master bedroom overlooking the green. A good sized second double bedroom overlooking the rear garden. A third single bed/study with built in storage. A modern house bathroom, (over bath shower). Outside: lovely private low maintenance gardens, shed, secure driveway and off-road parking. The home further benefits from gas central heating (worcester boiler) / double glazing, modern decor. Great additional storage in partially boarded loft. The property is also within close proximity to a highly regarded primary school and increasingly renowned amenities of Farsley including its bars, restaurants and events at Sunnybank Mill. Farsley also offers excellent commuting links to Leeds and Bradford and is in close proximity to Horsforth/Calverley/ Pudsey and the extensive amenities offered there.

Overall, must be viewed ASAP to appreciate the charm of this lovely detached family residence, in a fabulous leafy cul-de-sac setting – surely this won't be around for long!

ROOM MEASUREMENTS

ENTRANCE HALL 6' 10" x 4' 0" (2.1m x 1.23m)

LOUNGE AREA 12' 4" x 12' 0" (3.77m x 3.67m) MAX

KITCHEN/ DINER 15' 1" x 14' 4" (4.60m x 4.37m) MAX

GUEST WC 3' 10" x 2' 5" (1.19m x 0.76m)

UNDERSTAIRS STORE 6' 4" x 4' 5" (1.94m x 1.36m) MAX

CONVERTED GARAGE - PLAYROOM/OFFICE/GYM

14' 1" x 9' 2" (4.30m x 2.80m)

LANDING 9' 4" x 5' 11" (2.86m x 1.82m) MAX

MASTER BEDROOM 15' 1" x 8' 9" (4.62m x 2.68m)

BEDROOM 2 12' 3" x 8' 9" (3.74m x 2.69m)

BED 3/ STUDY 9' 5" x 6' 0" (2.88m x 1.85m) MAX

FAMILY BATHROOM 6' 7" x 5' 11" (2.02m x 1.81m)



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.