



HomeBuyers
PROPERTY SERVICES

SPRINGBANK CLOSE, FARSLEY LS28 5EW

£289,999





BRIEFLY COMPRISING

Entrance Hall. Living Room. Dining Room. Kitchen.
Guest WC. Ground Floor Lobby. Staircase and
Landing. Two Double Bedrooms. Two Large Single
Bedrooms. Bathrooms. Detached Garage.

LOCATION

Good access to Farsley village amenities, parks,
cafes, bars, pubs and restaurants, library, church,
schools, leisure centres, cinema, golf courses, the
Aire valley with canalside walks and nature reserve,
The Owlcotes Retail Centre with Asda and M&S,
and commuting to Leeds & Bradford by car, bus
and train via the conveniently located Leeds Ring
Road and railway station.

DIRECTIONS

From our Farsley office, turn left and proceed down
Town Street. Turn right on to Wesley Street and turn
second right on to Springbank Close. The property is
situated on the right and may be identified by the
HomeBuyers For Sale board.



TENURE

Freehold

COUNCIL TAX BAND

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DISCLAIMER

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 HomeBuyers.





GENERAL DESCRIPTION

SPACIOUS & WELL LOCATED MODERN Brick Built DETACHED RESIDENCE ** FOUR BEDROOMS (TWO DOUBLE, ONE with FITTED WARDROBES plus TWO LARGE SINGLES) **

TWO LARGE ADJOINING RECEPTION ROOMS ** WHITE UPVC GEORGIAN STYLE DOUBLE GLAZING ** Gas CENTRAL HEATING ** WELL MAINTAINED, NEEDS MINOR COSMETIC UPGRADE / MODERNISATION ** ENORMOUS LIVING ROOM

with FEATURE EXPOSED YORKSHIRE STONE FIREPLACE ** SEPARATE DINING ROOM ** FITTED WHITE WOOD GRAIN

EFFECT CATHEDRAL STYLE PANELLLED KITCHEN with INTEGRAL DISHWASHER, OVEN & HOB ** GUEST WC ** TILED MODERN WHITE BATHROOM with ELECTRIC SHOWER over Bath ** ALARM ** OPEN OUTLOOK to FARSLEY BECK

VALLEY & LONG DISTANCE AIRE VALLEY VIEW ** ENCLOSED REAR LAWNED & PATIO GARDEN with TWO SHEDS, ARBOR & PERGOLA ** LONG HERRINGBONE PAVER SETT TANDEM

DRIVE for FOUR/FIVE VEHICLES ** DETACHED GARAGE ** LAWNED FRONT GARDEN ** CONVENIENT & SOUGHT AFTER

RESIDENTIAL CRESCENT LOCATION with GOOD ACCESS to LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD **

NO CHAIN. This substantial, advantageously situated

home will be of particular interest to families and professional couples seeking spacious accommodation in a village location with potential to add value by cosmetic improvement and modernisation.

ACCOMMODATION COMPRISES

ENTRANCE HALL

4' 7" x 3' 8" (1.4m x 1.12m)

Victorian style panelled white uPVC front entrance door with double glazed patterned upper light.

Coat hooks. Co-ordinating light neutral textured decor and cork wall tiling. Oak woodgrain effect doors to guest WC and living room.



LIVING ROOM

19' 6" x 13' 7" (5.94m x 4.14m) max

White uPVC Georgian style double glazed suspended bay window to front with deep sill. Two double central heating radiators. Feature exposed rough hewn Yorkshire stone chimney breast and arched fireplace with rendered white insert, dressed stone hearth and varnished timber side display shelves. Cast iron and brass style living flame coal effect gas fire. Four wall light points. Cable / TV aerial points. Bright modern decor. Moulded plaster ceiling cornice. Oak woodgrain effect doors to reception hall, ground floor lobby and dining room.





DINING ROOM

11' 1" x 8' 9" (3.38m x 2.67m) max
White uPVC Georgian style double glazed window
to rear with outlook over garden. Double central
heating radiator. Telephone / broadband Internet
point. Light neutral decor. Oak woodgrain effect
doors to living room and kitchen.



KITCHEN

11' 1" x 7' 6" (3.38m x 2.29m)

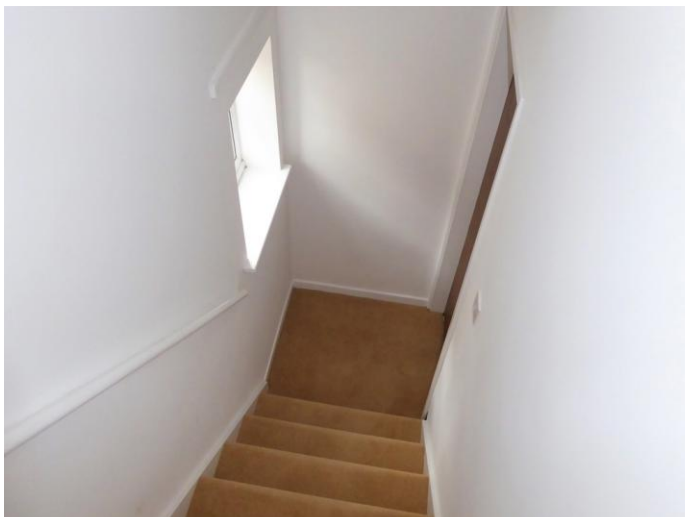
Fitted white woodgrain effect cathedral style panelled wall and base units with grey trim including 'Bosch' integral automatic slimline dishwasher, drawers and pan drawers, moulded cornices and pelmets. Oak woodgrain effect round edged worktops. Ceramic tiled splashbacks with decorative tiled border. Stainless steel 1.5 bowl sink with chromed mixer tap and oak wood sink cover / chopping board. Four ring gas hob with glazed hinged lid / splashback, extractor and light over. 'Gyroflo' gas double oven and grill. Plumbing for automatic washing machine. Space for fridge or vented tumble dryer below worktop. Light neutral textured decor. White uPVC Georgian style double glazed window to side with tiled sill and inset extractor. Panelled white uPVC rear entrance door with Georgian style double glazed upper light and matching window to rear with tiled sill. Oak wood floorboard effect vinyl flooring. Oak woodgrain effect door to dining room.



GUEST WC

4' 9" x 4' 7" (1.45m x 1.4m)

Retro two piece turquoise coloured suite with chromed fittings. Wall mounted hand wash basin. Low level cistern to WC with matching seat. Central heating radiator. Cork tiled walls. Light stone tiled effect vinyl flooring. White uPVC Georgian style patterned double glazed window to side. Oak woodgrain effect door to reception hall.



GROUND FLOOR LOBBY

2' 10" x 2' 11" (0.86m x 0.89m)

White uPVC Georgian style double glazed window to side. Light neutral decor. Oak woodgrain effect door to living room. Access to first floor half return staircase with moulded banister rail.



STAIRCASE AND LANDING

9' 6" x 6' 3" (2.9m x 1.91m) max

Half return staircase with half landing and moulded banister rail. Infilled balustrade to landing. White uPVC Georgian style double glazed window to side.

Fitted overstairs linen / storage cupboard housing immersion heater / hot water storage tank. Light neutral decor. Access to insulated loft (not tested) with potential for further development (subject to necessary building regulation / planning approval).

Oak woodgrain effect doors to four double bedrooms, bathroom and linen / storage cupboard.



MASTER DOUBLE BEDROOM

12' 10" x 9' 9" (3.91m x 2.97m)

White uPVC Georgian style picture window to front with long distance Aire Valley view. Central heating radiator. Fitted oak style panelled bedroom furniture comprising: double wardrobe including double hanging space, shelving and tie rack; double corner wardrobe including shelving and mirror; bridging unit; and twin two drawer bedside pedestals. Mirrored corner wall cabinet. Telephone point. Bright modern decor. Oak woodgrain effect door to landing.





DOUBLE BEDROOM 2

11' 1" x 9' 7" (3.38m x 2.92m) max

White uPVC Georgian style double glazed window to rear with open outlook towards the Farsley Beck Valley. Central heating radiator. Space for wardrobes and bedroom furniture. Light neutral decor. Oak woodgrain effect door to landing.





BEDROOM 3

12' 10" x 6' 7" (3.91m x 2.01m)

White uPVC Georgian style double glazed window to front with long distance Aire Valley views. Central heating radiator. Space for wardrobe and bedroom furniture. Telephone point and telephone extension point. Storage area to stairhead. Light neutral decor. Oak woodgrain effect door to landing.

BEDROOM 4

11' 1" x 6' 8" (3.38m x 2.03m)

White uPVC Georgian style double glazed window to rear with open outlook over the Farsley Beck Valley. Central heating radiator. Space for wardrobe and bedroom furniture. Light neutral decor. Oak woodgrain effect door to landing.



BATHROOM

6' 6" x 6' 3" (1.98m x 1.91m)

Modern white three piece bathroom suite with Victorian brass style fittings. Twin handled panelled bath with 'Mira' electric shower over, glazed shower screen and tiled vanity shelf. Pedestal wash hand basin with tiled splashback. Close coupled WC with pine style seat and tiled boxed pipework. Central heating radiator. Extractor unit. Bevelled varnished pine panelled ceiling with inset brushed stainless steel LED recessed spotlights. Ceramic tiling to walls with decorative tiled border and feature tiles. Light stone tiled effect vinyl flooring. White uPVC Georgian style double glazed patterned window to side with tiled sill and reveals. Oak woodgrain effect door to landing.





EXTERIOR REAR

Enclosed rear lawned and patio garden. Chequerboard flagged patio. Metal arbour with mature climbing roses to pebbled path and twin lawns with well stocked floral borders. Timber edged floral planter. Flagged path with pergola. Two wooden garden storage sheds. Wood lap fencing. Steps to rear entrance door with white wood slat balustrade. Braced wood lap pedestrian gate to drive.







DRIVE AND DETACHED GARAGE

19' 2" x 9' 5" (5.84m x 2.87m) max

Long herringbone paver sett tandem drive with parking for four vehicles. Exterior cold water tap. Wood lap fencing. Detached larger than average brick built single garage with metal ribbed up and over door, monopitch roof, concrete floor, storage shelving and cupboards, light and power, white uPVC Georgian style double glazed side window and Georgian style panelled white woodgrain effect composite side entrance door.



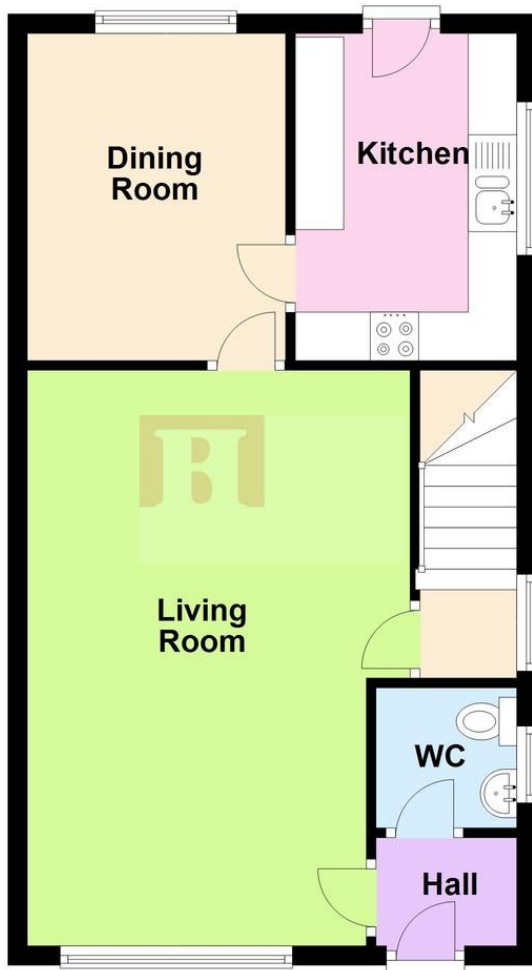
EXTERIOR FRONT

Lawned garden with well stocked floral and shrubbery borders. Screening mixed hedge. Well tended dwarf berberis hedge. Classical style white portico with fluted columns and step to front entrance door. White uPVC soffits and fascias. Black uPVC gutters and downpipes.



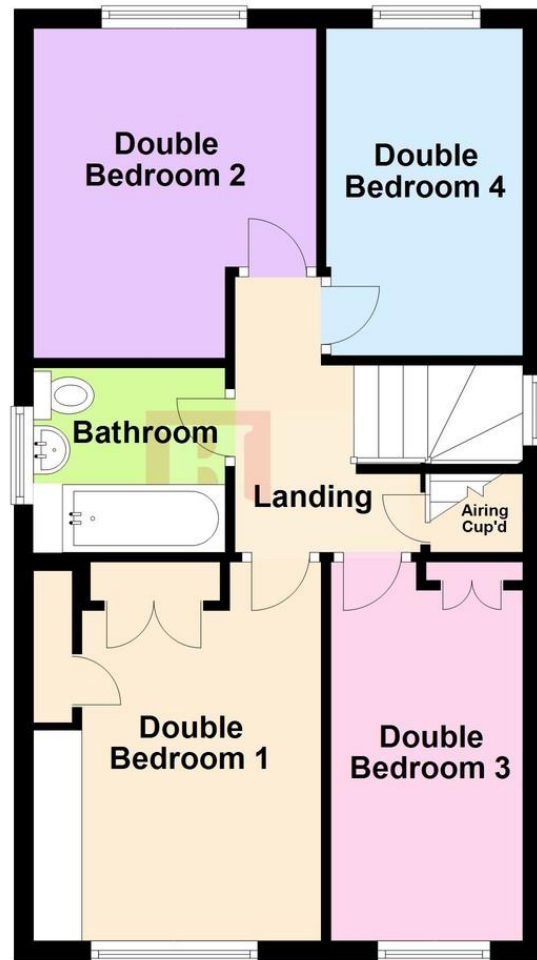
Ground Floor

Approx. 47.6 sq. metres (512.2 sq. feet)

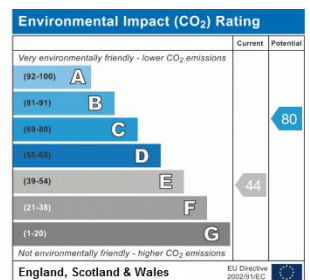
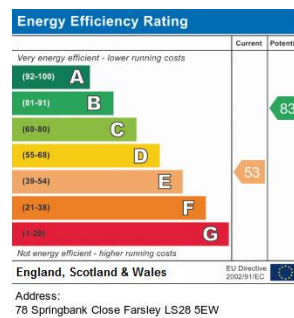
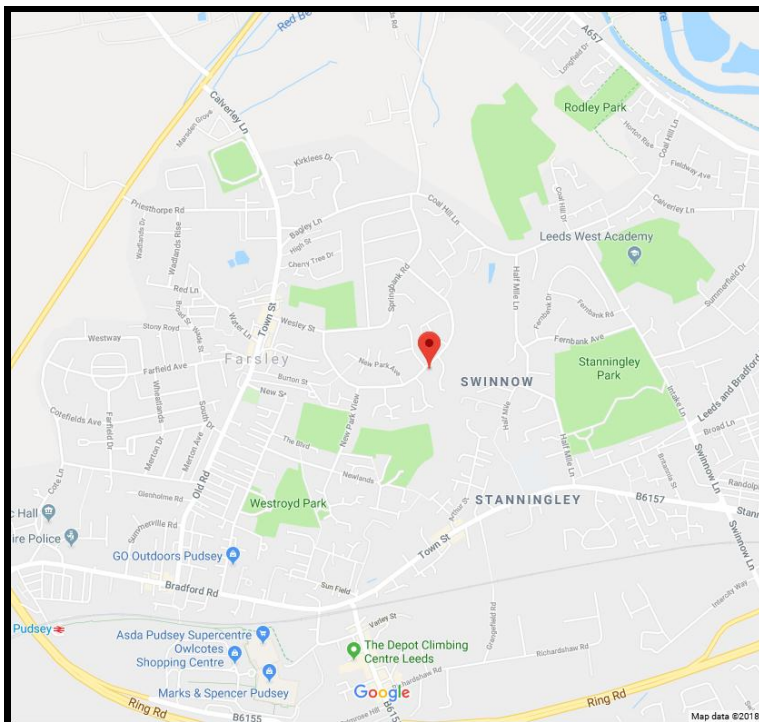


First Floor

Approx. 47.6 sq. metres (512.2 sq. feet)



Total area: approx. 95.2 sq. metres (1024.4 sq. feet)



OPENING HOURS

Farsley Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
10.00am – 2.00pm

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
Closed

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Pudsey, West Yorkshire LS28 7DS
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