



New Park Croft, Farsley Pudsey LS28 5TT

welcome to

New Park Croft, Farsley Pudsey

Guide price £260,000. Spacious EXTENDED TWO BEDROOM SEMI DETACHED FAMILY HOME oozing kerb appeal, situated in a well regarded area of FARSLEY close to the amenities of FARSLEY TOWN STREET. Please contact our Pudsey office to arrange a viewing.



New Park Croft Entrance Porch

Extended semi detached property briefly comprising of Entrance Porch, Lounge, Kitchen Diner, Two Bedrooms, Modern Bathroom, Garage, Driveway, Enclosed Rear Garden.

Lounge

17' 2" x 11' 10" (5.23m x 3.61m)

Spacious living area flooded with natural light with double glazed windows to the front and side, being carpeted and having a central heating radiator and with a useful understairs storage cupboard.

Kitchen Area

8' 9" x 11' 10" (2.67m x 3.61m)

With wall hung, drawer and base units and worktop surfaces over, useful breakfast bar, stainless steel sink, integrated double oven, induction hob and extractor fan over, space for fridge freezer in the dining area, integrated washer dryer, recently fitted vinyl flooring and double glazed window to the side.

Dining Area

10' 6" x 11' 2" (3.20m x 3.40m)

Bright and spacious room that has potentially multi uses with Vinyl flooring, newly fitted Doors leading onto the rear garden with double glazed windows to either side and triple vertical radiator.

Landing

Staircase rising to the first floor with access to the partly boarded loft and having loft ladders.

Bedroom 1

8' 10" x 11' 11" (2.69m x 3.63m)

Double bedroom with fitted wardrobes, being carpeted, double glazed window to the front elevation and central heating radiator.

Bedroom 2

8' 10" x 11' 10" (2.69m x 3.61m)

Double bedroom with fitted wardrobes, being carpeted, double glazed window to the rear elevation and central heating radiator.

Bathroom

4' 9" x 8' 7" (1.45m x 2.62m)

Fully tiled bathroom comprising of bath with overhead rainfall shower, low flush WC, and vanity sink unit with an LED bluetooth mirror, spotlights to ceiling, frosted double glazed window to the side, heated towel rail and underfloor heating.



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welcome to

New Park Croft, Farsley Pudsey

- TWO BEDROOM SEMI DETACHED FAMILY HOME
- EXTENDED TO THE REAR
- MODERN FITTED KITCHEN & BATHROOM
- DRIVEWAY & GARAGE
- OPEN KITCHEN/DINER

Tenure: Freehold EPC Rating: C

guide price

£260,000



view this property online [williamhbrown.co.uk/Property/PDY114176](https://www.williamhbrown.co.uk/Property/PDY114176)

Please note the marker reflects the postcode not the actual property



Property Ref:
PDY114176 - 0005

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