



Claremont Gardens, Farsley Pudsey LS28 5BF

welcome to

Claremont Gardens, Farsley Pudsey

A rare opportunity to purchase this fabulous two double bedroom modern bungalow for over 55s, perfectly placed to enjoy all the niceties of the market town of Pudsey and easy walking distance of Farsley village centre with all its amenities.



Claremont Gardens

Two double bedroom bungalow briefly comprising of Entrance Hall, Living Room, Kitchen, Utility Room, House Shower Room, Master Bedroom with En-Suite Bathroom, Second Bedroom, Garden, Outhouse, Car Porch with power.

Entrance Hall

Front entrance door leading to the most welcoming hallway and the ground floor rooms, with alarm panel, thermostat control, carpet and radiators, double glazed window bringing in light.

Lounge

21' 6" x 13' 7" (6.55m x 4.14m)

A most inviting living area with the electric fire and surround being the main focus of the room, with French doors leading to the garden. The French doors have vertical blinds. Double glazed windows to the room allows in lots of natural light creating a wonderful calm living space. Room for table and chairs.

Kitchen

14' 5" x 7' 1" (4.39m x 2.16m)

With wall hung, base and drawer units with complimentary worktop surfaces and half tiled walls, under counter spots, induction hob, integrated double oven, extractor fan, sink with drainer and vinyl flooring.

Master Bedroom

15' 5" x 11' 2" (4.70m x 3.40m)

Large double room with ample storage from a row of wardrobes to one wall, carpet, spotlights to ceiling, dual aspect double glazed window making this a wonderful light and airy room.

En-Suite Bathroom

7' 5" x 6' 2" (2.26m x 1.88m)

Fully tiled with frosted double glazed windows, bath, low level WC, wash hand basin, towel rail and useful large storage cupboard.

Bedroom 2

Another large double bedroom being carpeted, with double glazed windows, built in wardrobe storage with useful courtesy light.

Shower Room

7' 2" x 5' 7" (2.18m x 1.70m)

This wet room is ideal for anyone that has any mobility issues or just likes an easy to clean environment, fully tiled and having a vanity sink unit with storage, walk in shower cubicle with mirror shower, spotlights to ceiling, extractor fan, radiator and loft access.

Utility Room

A really useful room having lots of storage for cleaning products and towels, sink with drainer, radiator, plumbing for washer, spotlights to ceiling, double glazed window, and stable door leading to the garden

External

Oozing kerb appeal, the property is tucked away on a great sized plot. A good sized drive leads to the front entrance door with external courtesy light. Large carport to the side, and well established private grounds, mainly lawned and bordered by shrubbery. This is perfect for enjoying the summer months.

Agents Note

All ground maintenance, hedges, lawns etc as well as maintenance of driveway, buildings insurance and external building repair and Alarm call monitoring service.

Car Port

The spacious car port has power ideal for charging an electric car or mobility scooter.

Outhouse

To the rear of the carport is a brick built store with light and power, ideal for bikes, garden equipment etc. Accessed directly opposite the kitchen door, it is the width of the carport and with the benefit that it is accessed under the covered roof of the carport.



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Claremont Gardens, Farsley Pudsey

- Commanding Two Double Bedroom Modern Bungalow
- Dual Car Drive and Car Port
- En-suite Bathroom plus Shower Room
- French Doors to Garden
- Car Port with Power

Tenure: Leasehold EPC Rating: D

£385,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
PDY114373 - 0004

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