



**Bransby Close, Farsley Pudsey LS28 5UW**

**welcome to**

**Bransby Close, Farsley Pudsey**

A modern FOUR BEDROOM DETACHED family home in the heart of Farsley near Hainsworth Park and Farsley Celtic.

Within walking distance of the niceties of Farsley Town Street and close to Westroyd Primary School.

A viewing is essential so as not to miss out on this lovely home.



## **Bransby Close Entrance Hall**

4' 9" x 3' 8" ( 1.45m x 1.12m )

Front entrance door leading to the welcoming entrance hall with laminate flooring.

## **Downstairs Cloakroom**

Downstairs WC with low flush WC and wash hand basin.

## **Dining Room**

12' x 9' 6" ( 3.66m x 2.90m )

With understairs storage, space for table and chairs, double glazed window to the front elevation, laminate flooring and central heating radiator.

## **Reception Lounge Room**

15' 2" x 10' 9" ( 4.62m x 3.28m )

A great size family living space with double glazed window to the front elevation, radiator, laminate flooring and gas fire.

## **Kitchen**

9' 7" x 9' 2" ( 2.92m x 2.79m )

Well designed kitchen with wall hung, drawer and base units, wine rack with complimentary worktop surfaces over, hob, sink with drainer, plumbing for washing machine, double glazed windows to the rear elevation.

## **Utility Room**

6' x 6' ( 1.83m x 1.83m )

Plumbing for washing machine, sink, radiator and double glazed window to the rear.

## **Landing**

9' 3" x 3' 2" ( 2.82m x 0.97m )

Staircase rising to the first floor, carpet, access via wooded ladders to the boarded and insulated loft.

## **Bedroom 1**

13' x 12' 1" ( 3.96m x 3.68m )

The master bedroom is a good sized double bedroom with built in wardrobes, carpet, central heating radiator and double glazed windows to the

front elevation.

## **Bedroom 2**

12' 1" x 9' 6" ( 3.68m x 2.90m )

The second bedroom is a another good sized room with built in wardrobes, carpet, central heating radiator and double glazed windows to the front elevation.

## **Bedroom 3**

9' x 8' 7" ( 2.74m x 2.62m )

Double glazed windows to the rear elevation, carpet and central heating radiator.

## **Bedroom 4**

9' x 7' 6" ( 2.74m x 2.29m )

Double glazed windows to the rear, carpet and central heating radiator.

## **Bathroom**

7' 3" x 5' 3" ( 2.21m x 1.60m )

Bath with shower over, low flush WC, wash hand basin, heated towel rail and frosted double glazed window to the rear.

## **External**

A large multi car driveway leads to the American style garage.

the private enclosed garden to the rear is very well presented with a lawned area perfect for enjoying the summer months. Useful shed.

The hedgehogs are frequent visitors to this garden.

## **Garage**

Externally the property has lots of kerb appeal. The extensive garden is a haven for wildlife, especially hedgehogs. Lawned and gravel it is perfect for enjoying the summer months, barbeques or children's outdoor play. The garage has electric and light. Electric garage door.



**view this property online** [williamhbrown.co.uk/Property/PDY114405](http://williamhbrown.co.uk/Property/PDY114405)



welcome to

## Bransby Close, Farsley Pudsey

- Four Bedroom Detached
- Garage with Electronic Door
- Multi Car Driveway
- Private Garden
- Kitchen Diner + Utility Room

Tenure: Freehold EPC Rating: C

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PDY114405](https://www.williamhbrown.co.uk/Property/PDY114405)



Property Ref:  
PDY114405 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**