



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. 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. MUST BE VIEWED TO APPRECIATE.



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 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.



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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

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114405 - 0005

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