



Fartown Close, Pudsey LS28 8NP

welcome to

Fartown Close, Pudsey

A fantastic opportunity has arisen to purchase this three bedroom terraced home on a cul-de-sac location. Please contact our Pudsey office to arrange an early viewing so as to avoid disappointment.



Fartown Close

Three bedroom terrace in a cul-de-sac location with a garage, low maintenance garden with a bar for entertaining, added conservatory. This spacious home has been greatly improved with a NEW ROOF, NEW WINDOWS, REFURBISHED KITCHEN, RECENT BATHROOM, CCTV, alarmed, Cavity wall insulation and downstairs WC.

Having good transport links to Leeds, Bradford and beyond yet being near the green spaces of Souththroyd Park and Pudsey Park.

Entrance Hall

12' 8" x 5' 5" (3.86m x 1.65m)

Front entrance door leading to the welcoming hallway with laminate flooring and central heating radiator.

Downstairs Cloakroom

Low flush WC, wash hand basin, laminate flooring and tiled walls.

Lounge

12' 7" x 10' 7" (3.84m x 3.23m)

Cosy living room with cornice to ceiling, carpet, central heating radiator and double glazed windows to the front.

Kitchen Diner

16' 7" x 8' 4" (5.05m x 2.54m)

Well designed kitchen with wall hung, drawer and base units with worktop surfaces over, partially tiled wall, sink with drainer, oven, hob and extractor fan, integrated fridge freezer, new flooring, central heating radiator and double glazed doors to the conservatory.

The Viessmann boiler is only 8 year old and serviced annually.

Conservatory

16' 1" x 9' 4" (4.90m x 2.84m)

Surrounding double glazed windows, stable door, built in storage and laminate flooring.

Landing

Staircase rising to the first floor with access to the unboarded loft, central heating radiator.

Bedroom One

10' 9" x 10' 7" (3.28m x 3.23m)

Good sized double room with laminate flooring, central heating radiator and double glazed windows to the front elevation,

Bedroom Two

10' 10" x 10' 5" (3.30m x 3.17m)

Another good sized bedroom with laminate flooring and central heating radiator.

Bedroom Three

7' 8" x 7' (2.34m x 2.13m)

With carpet, central heating radiator and double glazed window to the front elevation.

Bathroom

6' 1" x 5' 5" (1.85m x 1.65m)

Bath with shower over, wash hand basin, low flush WC, heated long radiator with mirror in between so it does not steam which is very useful, tiled walls and laminate flooring.

External

A mature garden with paved area to get the sun on an evening perfect to enjoy the summer months.

To the rear the very low maintenance garden has a bar for entertaining, astro turfed and having sunlight throughout the day.

There is a garage on the street.



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welcome to

Fartown Close, Pudsey

- Three Bedroom Terraced Property
- Conservatory
- Fabulous Gardens with Bar
- Greatly Improved By The Current Owner
- Must Be Seen

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115006 - 0003

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