



**South Drive, Farsley Pudsey LS28 5DT**

**welcome to**

**South Drive, Farsley Pudsey**

Located in a family friendly neighbourhood, you are just minutes away from schools, parks and shops.

Schedule your showing today and make it yours!



## Property Information

Charming THREE bedroom detached home in the popular FARSLEY location. Step into this beautifully maintained property that combines comfort, style, and convenience with an abundant of natural light. This family home feature double garage, conservatory, new fences, new kitchen and new boiler.

The modern kitchen is perfect for entertaining or family gatherings with the benefit of a useful utility room and a conservatory leading from the cosy living room.

Outside the property stands on a corner plot so the garden is ideal for relaxing or hosting guests. With off street parking to the gated drive and garage with power.

## Lounge

20' 2" max x 12' 3" max ( 6.15m max x 3.73m max )

Log burner, laminate flooring, flooded with light from the double glazing and French doors to the front elevation, central heating radiator.

## Kitchen Diner

12' 3" max x 10' 5" max ( 3.73m max x 3.17m max )

Well designed modern kitchen with storage from the wall, drawer and base units, plumbing for washer, gas hob, electric oven, extractor fan, central heating radiator, tiled flooring, double glazed windows to the front and rear.

## Utility Room

Located off the kitchen is the useful utility room with space for fridge, tiled floor and door to the rear garden.

## Conservatory

13' 4" max x 9' 5" max ( 4.06m max x 2.87m max )

Versatile, light-filled room designed to bring the beauty of the outdoors indoors, creating a seamless connection between the house and garden. Ideal for relaxing, entertaining, or enjoying natural light year-round.

## Landing

Staircase rising to the first floor. Access to the boarded loft.

## Bedroom One

12' 3" max x 10' 9" max ( 3.73m max x 3.28m max )

Double bedroom, double glazed window, carpet and central heating radiator.

## Bedroom Two

11' 4" max x 9' 2" max ( 3.45m max x 2.79m max )

The second bedroom is another good sized double with new carpet, double glazed window and central heating radiator.

## Bedroom Three

10' 6" max x 8' 1" max ( 3.20m max x 2.46m max )

Good sized third bedroom with double glazed window to the rear elevation, central heating radiator, carpet.

## Bathroom

This bathroom offers a practical yet stylish design, featuring a shower conveniently positioned over the bath, wash hand basin, and low flush WC, frosted glazed window, extractor fan and spotlights to the ceiling.

## Garden

The corner positioning provides additional privacy with natural screening from hedges and shrubs creating a secluded atmosphere. Garage with power and light.



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## South Drive, Farsley Pudsey

- THREE BEDROOM DETACHED
- LOCATED ON A CORNER PLOT
- DOUBLE GARAGE
- CONSERVATORY
- NEW KITCHEN WELL MAINTAINED

Tenure: Freehold EPC Rating: D

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115277 - 0004

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