

# HUNTERS<sup>®</sup>

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## Springfield Grange

Farsley, Leeds, LS28 5FU

Guide Price £495,000



Council Tax: E





# 8 Springfield Grange

Farsley, Leeds, LS28 5FU

Guide Price £495,000



- Modern Detached in village location
- 4 bedrooms, main with en-suite
- Open plan Kitchen perfect for families
- Bi-folding doors to outdoor area
- Integrated appliances and dining space
- Two reception rooms with bay windows
- Garage and parking facilities available
- Close to public transport and amenities
- Strong local community and historical features

Introducing this charming modern DETACHED property, nestled in a peaceful neighborhood cul de sac and now available for sale. This gem of a home is in good condition throughout and boasts a wealth of attractive features that are sure to appeal to families and couples alike.

With FOUR well-proportioned bedrooms, including a spacious main bedroom complete with built-in wardrobes and an en-suite shower room, this property provides ample space for comfortable family living. The remaining generous sized bedrooms offer versatility, with one featuring a convenient built-in cupboard. The two bathrooms provide essential amenities for a family.

The open-plan kitchen/diner is a true highlight of the property, exuding natural light and offering a delightful dining space. Fitted with integrated appliances, this kitchen also boasts bi-folding doors and ample space for a sitting room, providing a seamless transition to the outdoors.

Furthermore, the property has two reception rooms, offering flexible living arrangements. The first reception room benefits from a front bay window, while the second provides the perfect setting for a home office or potential playroom. The downstairs cloakroom and utility room are convenient for essential modern living.

Externally, this property is well-presented and offers a garage and parking facilities, ensuring convenient access for residents and visitors. The location of the property is enhanced by its proximity to public transport links, excellent local amenities, and a strong local community. Additionally, historical features and nearby walking routes to the Canal contribute to the appeal of this picturesque neighborhood.

## ENTRANCE HALL

## LIVING ROOM

16'10" x 11'4" (5.15m x 3.47m)

## STUDY ROOM

9'11" x 6'3" (3.03m x 1.92m)

## KITCHEN/DINING /SITTING

20'9" x 11'5" (6.35m x 3.50m)

## UTILITY ROOM

5'10" x 5'3" (1.78m x 1.60m)

## DOWNSTAIRS WC

## BEDROOM ONE

15'8" x 10'5" (4.80m x 3.18m)

## EN-SUITE

6'5" x 4'9" (1.98m x 1.47m)

## BEDROOM TWO

11'11" x 8'7" (3.65m x 2.62m)

## BEDROOM THREE

11'6" x 11'6" (3.51m x 3.51m)

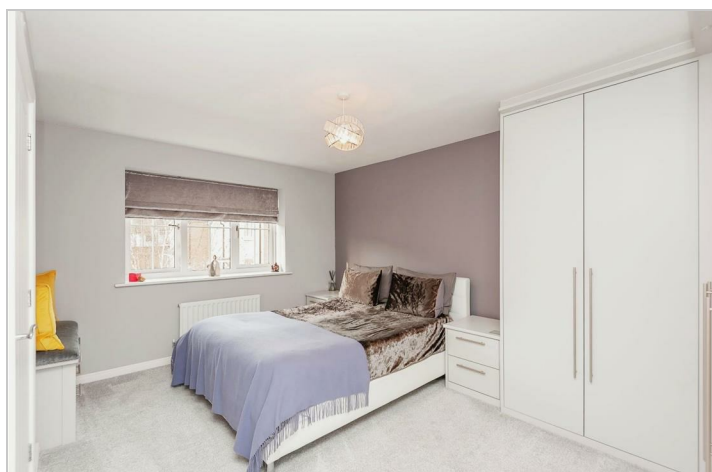
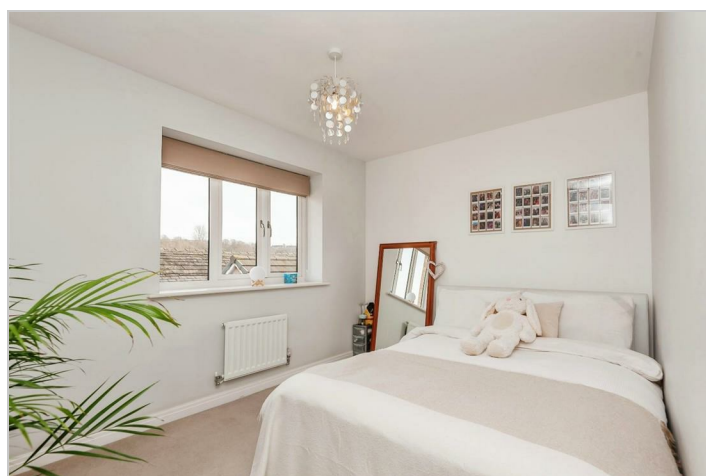
## BEDROOM FOUR

10'5" x 9'5" (3.19m x 2.89m)

## HOUSE BATHROOM

9'8" x 6'2" (2.95m x 1.88m)

## GARAGE



## Road Map



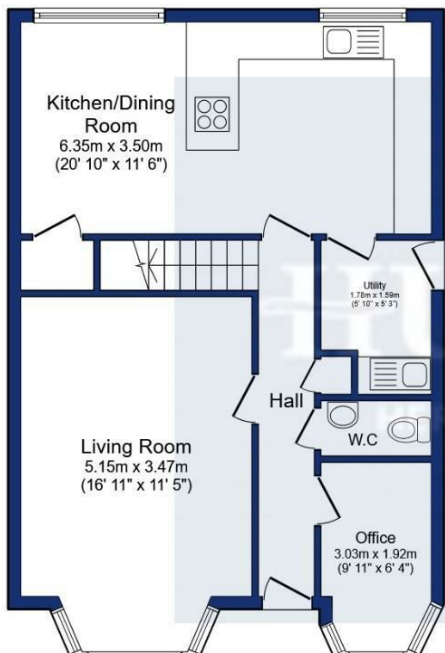
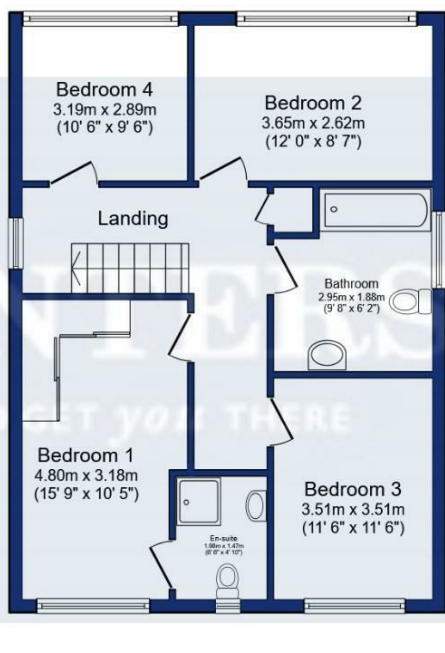

## Hybrid Map



## Terrain Map



## Floor Plan

**Ground Floor**                      **First Floor**

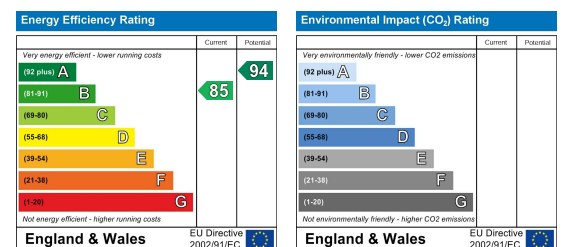
Total floor area 123.9 sq.m. (1,334 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.