

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Oval

Farsley, LS28 5FH

£385,500



Council Tax: D



# 3 The Oval

Farsley, LS28 5FH

£385,500



- Immaculate condition
- Spacious open-plan kitchen/diner
- Landscaped garden with open rear view
- Main bedroom with en-suite
- Two additional spacious bedrooms
- Modern bathrooms with luxury fittings
- Separate reception room with gas fire
- Convenient downstairs cloakroom WC
- Parking for up to 3 cars
- Located in a peaceful cul-de-sac

Immaculate and spacious modern DETACHED property with a delightful landscaped garden, parking for 3 cars, open rear view, and convenience to shops/cafes/schools, perfect for families or couples seeking a modern and tranquil home.

Welcome to this immaculate DETACHED property located in a peaceful cul-de-sac position. This three-bedroom home is ideal for families or couples looking for a spacious and modern living space, which is perfect to walk into.

Upon entering the property through the spacious front entrance porch which has space for coats and shoes, you will find a hallway with a door leading to a downstairs cloakroom WC. The open-plan KITCHEN/DINER boasts modern built in appliances, granite sink, and onyx worktops. It also offers ample space for a table and chairs, as well as an under stairs cupboard for storage. The kitchen leads to a delightful CONSERVATORY overlooking the rear garden, creating a bright and airy space perfect for relaxation.

The property features a separate LIVING room with a living flame gas fire, providing a cosy atmosphere for those colder evenings.

Heading upstairs, you will discover the THREE well-proportioned bedrooms. The spacious master bedroom, complete with built-in wardrobes and a walk-in closet, also benefits from an en-suite bathroom. The second bedroom is also a double and offers built-in wardrobes, while the third bedroom is spacious and can be utilized as a home office if desired.

There are TWO BATHROOMS in the property, including a family bathroom features a bath with a shower over, a heated towel rail, tiled flooring, and LED lighting. The EN-SUITE has a corner shower cubicle, vanity sink, toilet, and tiled walls. The bathrooms provide a sleek and modern design, with the added luxury of heated towel rails.

Outside, the property boasts a beautifully landscaped rear garden with an open rear view, external garden storage, a lawn, wildlife pond and a pergola offering a tranquil retreat. There is parking available for up to three cars, ensuring convenience for the whole household.

The location of this property provides easy access to well regarded nearby schools, local shops/cafes in the village, green spaces, and walking routes to Rodley, the canal and nature reserve. It is also situated within a strong local community, perfect for those seeking a welcoming and friendly neighbourhood.

Tel: 0113 257 6198

## PORCH

## HALLWAY

## LIVING ROOM

17'5" x 11'5" (5.31m x 3.50m)

## KITCHEN/DINER

14'11" x 10'9" (4.57m x 3.29m)

## CONSERVATORY

10'7" x 8'0" (3.25m x 2.45m)

## DOWNSTAIRS WC

## BEDROOM ONE

15'0" x 10'10" (4.58m x 3.31m)

## EN-SUITE

6'10" x 5'6" (2.10m x 1.69)

## BEDROOM TWO

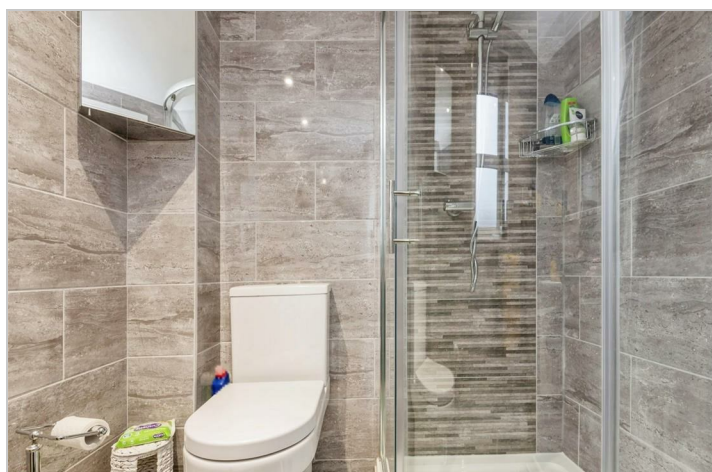
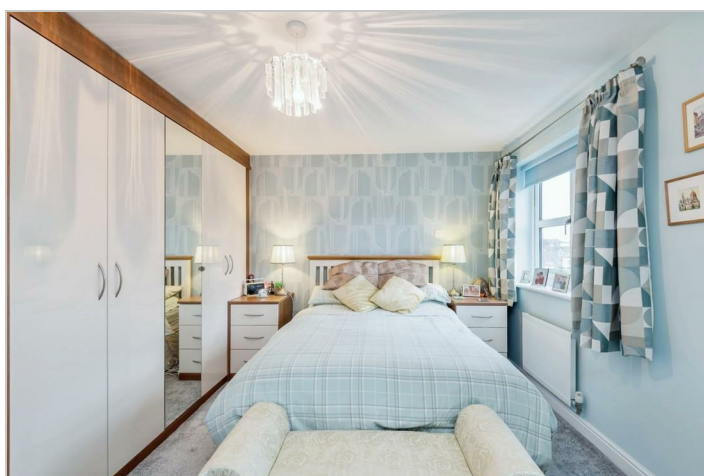
12'7" x 8'8" (3.84m x 2.65m)

## BEDROOM THREE

9'3" x 6'0" (2.83m x 1.83m)

## HOUSE BATHROOM

8'8" x 5'7" (2.66m x 1.71)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Ground Floor      First Floor**

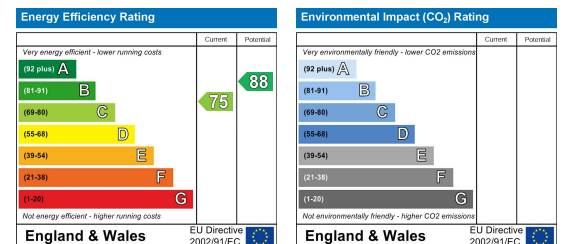
Total floor area 99.3 m<sup>2</sup> (1,068 sq.ft.) approx

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

## 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.