



Park House, Bryan Street, Farsley LS28 5JP

HUNTERS[®]
EXCLUSIVE



Park House, Bryan Street, Farsley LS28 5JP

- Immaculate 5-bedroom detached family home
 - Peaceful village setting with privacy
- Stylish and modern interior with underfloor heating
 - Three reception rooms for versatile living
- Kitchen with modern appliances and AGA cooker
 - Master bedroom with ensuite and wardrobes
 - Two beautifully appointed bathrooms
 - Family living room with log burning stove
 - Bright breakfast room with patio doors
 - Utility room for storage and laundry

Park House is an immaculate FIVE-bedroom detached family home in a peaceful village setting offers spacious and beautifully designed living spaces, including a stylish kitchen with modern appliances and three reception rooms, including a family sized living room with a log burning stove, an elegant dining room and a sunny breakfast room, perfect for families looking for a comfortable and versatile residence.





Welcome to PARK HOUSE, this immaculate FIVE bedroom individually designed detached family home, located in a peaceful village setting with lots of privacy. This property is ideal for families looking for a spacious and beautifully designed residence.

As you enter the house through the front porch into a generous sized reception HALLWAY, you are greeted by a stylish and modern interior with underfloor heating throughout the ground floor, plus a well-equipped DOWNSTAIRS WC with access to a built-in cloaks cupboard. The THREE reception rooms offer versatile living spaces, including a generous sized LIVING ROOM with a log burning stove and front bay window, with window seat, an elegant DINING ROOM with cocktail bar area, and a bright sunny BREAKFAST ROOM adjacent to the kitchen with double doors leading to the patio.

The KITCHEN is a true highlight of the home, featuring modern appliances, an electric AGA cooker, quartz worktops, and ample storage space. The separate UTILITY ROOM provides additional storage and space for a washer and dryer.

Upstairs, the FIVE double bedrooms offer comfortable living spaces, with the MAIN bedroom benefiting from a stylish EN-SUITE bathroom and built-in twin wardrobes. The other bedrooms also feature built-in wardrobes and unique design elements such as dual aspect windows and eaves storage. Bedroom five is on the top floor, in the roof space, adjacent to an open landing, currently used as a sitting room, which could provide a perfect guest suite or has potential for a sixth bedroom, subject to conversion.



The property boasts two beautifully appointed bathrooms, one is the HOUSE BATHROOM with a quality white suite and the other is EN-SUITE to the main bedroom with a bath and separate walk-in shower. Both bathrooms are finished with quality tiled floors and LED lighting.

Outside the house, the gardens are fully landscaped, with a beautiful front sun patio, complete with a large pergola, outside lighting and power supply, a perfect space for outdoor entertaining. Underneath the patio is a large garage with block paved parking, accessed from a private road leading from Bryan Street. The rear garden is tiered with steps leading to a greenhouse and a working vegetable kitchen garden. The rear of the property backs onto the local village park with views and access to the park from a locked gate.

The property is tucked away off a private road, leading from Bryan Street and is only 400 metres from a variety of local shops/cafes and entertainment venues. Excellent transport links via the Leeds ring road and Pudsey railway station to both Leeds and Bradford.

There are two well regarded primary schools in the village, Woodhall Hills golf club and the Leeds/Liverpool canal are within 1 mile of the address also.

Don't miss the opportunity to make this great family home your own!



KITCHEN
23'11" x 11'1"

DINING ROOM
13'5" x 10'3"

LIVING ROOM
18'11" x 18'0"

DINING ROOM
22'1" x 11'6"

WC

BEDROOM ONE
15'8" x 15'2"

EN-SUITE
12'7" x 5'9"

BEDROOM TWO
18'1" x 8'2"

BEDROOM THREE
13'11" x 11'0"

BEDROOM FOUR
12'7" x 12'5"

BATHROOM
8'6" x 6'9"

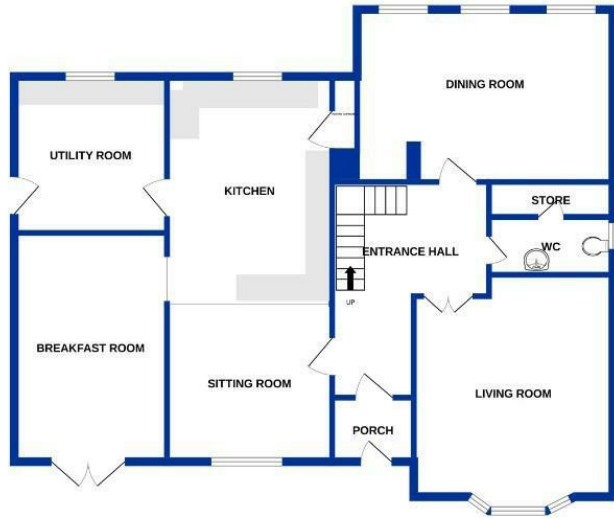
SITTING ROOM
17'11" x 13'8"

BEDROOM FIVE
19'8" x 12'5"



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. 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.

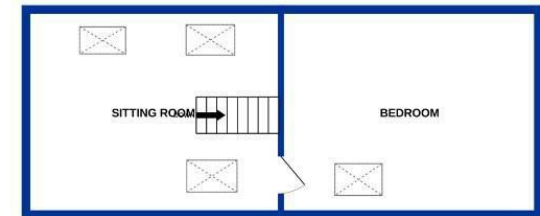
GROUND FLOOR
1150 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



2ND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 2456 sq.ft. (228.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	74 → 81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Pudsey -
0113 257 6198 <https://www.hunters.com>

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE