

HUNTERS[®]

HERE TO GET *you* THERE



Maple Croft

New Farnley, LS12 5RU

£412,000



Council Tax: C



19 Maple Croft

New Farnley, LS12 5RU

£412,000



- Immaculate detached property
- Three spacious bedrooms
- Modern high gloss kitchen
- Two reception rooms, Conservatory with patio doors
- Spacious main bedroom en-suite
- Lovely landscaped garden
- Near schools and walking routes
- Attached garage and ample parking & desirable cul de sac position
- Solar panels, alarm system and external CCTV

This immaculate detached property, perfect for families and couples, features three bedrooms, house bathroom and en-suite shower-room, a high gloss kitchen, two reception rooms, and a lovely landscaped garden, all situated in a desirable cul de sac near schools and parks.

The property also benefits from solar panels which reduces energy costs and an internal alarm system with external CCTV providing surveillance for peace of mind.

Now offered for sale, is this well-presented DETACHED property, a perfect sanctuary for families and couples alike. The house boasts a total of three bedrooms, one bathroom, a kitchen, and a two reception rooms, plus a rear CONSERVATORY extension.

Upon entrance, you are greeted by a welcoming entrance HALL, complete with a convenient DOWNSTAIRS WC and a separate cloaks storage cupboard. The house features a cosy LIVING ROOM, with double doors leading to the dining room and a charming front bay window to let in ample natural light. The room is tastefully finished with ceiling coving, adding an elegant touch. The DINING ROOM has an understairs storage cupboard and sliding patio doors leading to the CONSERVATORY, which enjoys great wonderful garden views.

The property has a high gloss KITCHEN, completed with engineered oak flooring, integrated oven/hob, and a breakfast table/worktop. It also benefits from modern LED lighting. An internal door leads to the UTILITY room, which has a sink unit /storage and a space for the washer and fridge freezer.

The house comprises THREE bedrooms. The spacious main bedroom comes with an en-suite shower-room, with shower, pedestal washbasin and toilet, ample fitted wardrobes, and bedside cupboards/drawers. The second bedroom is a spacious double room with a relaxing garden view, and the third bedroom is a spacious single room, ideal for a home office.

The house BATHROOM is well-appointed with a heated towel rail, white suite, mains shower & screen, and tiled walls & floor. It also includes a storage cupboard.

Externally, the property offers a lovely landscaped south facing garden which enjoys a high degree of privacy and is a wonderful space for outdoor entertaining or perfect for the kids, an attached garage with up and over door. The house also benefits from multiple car parking on the block paved driveway and is in a desirable cul de sac position.

The house is conveniently located near well regarded schools, green spaces, parks, walking and cycling routes, making it a perfect place for those who appreciate a quiet and tranquil environment. The village centre is with half a mile with a convenience store and bus routes to both Leeds and Bradford.

Tel: 0113 257 6198

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

14'9" x 11'6" (4.52 x 3.53)

DINING ROOM

13'8" x 10'4" (4.19 x 3.15)

KITCHEN

10'4" x 8'2" (3.15 x 2.51)

UTILITY ROOM

8'5" x 7'1" (2.58 x 2.16)

GARAGE

17'8" x 8'5" (5.39 x 2.58)

BEDROOM ONE

11'8" x 11'7" (3.56 x 3.55)

EN-SUITE

BEDROOM TWO

10'6" x 10'5" (3.22 x 3.19)

BEDROOM THREE

8'3" x 7'4" (2.52 x 2.25)

HOUSE BATHROOM

CONSERVATORY

12'4" x 10'2" (3.76 x 3.12)



Road Map



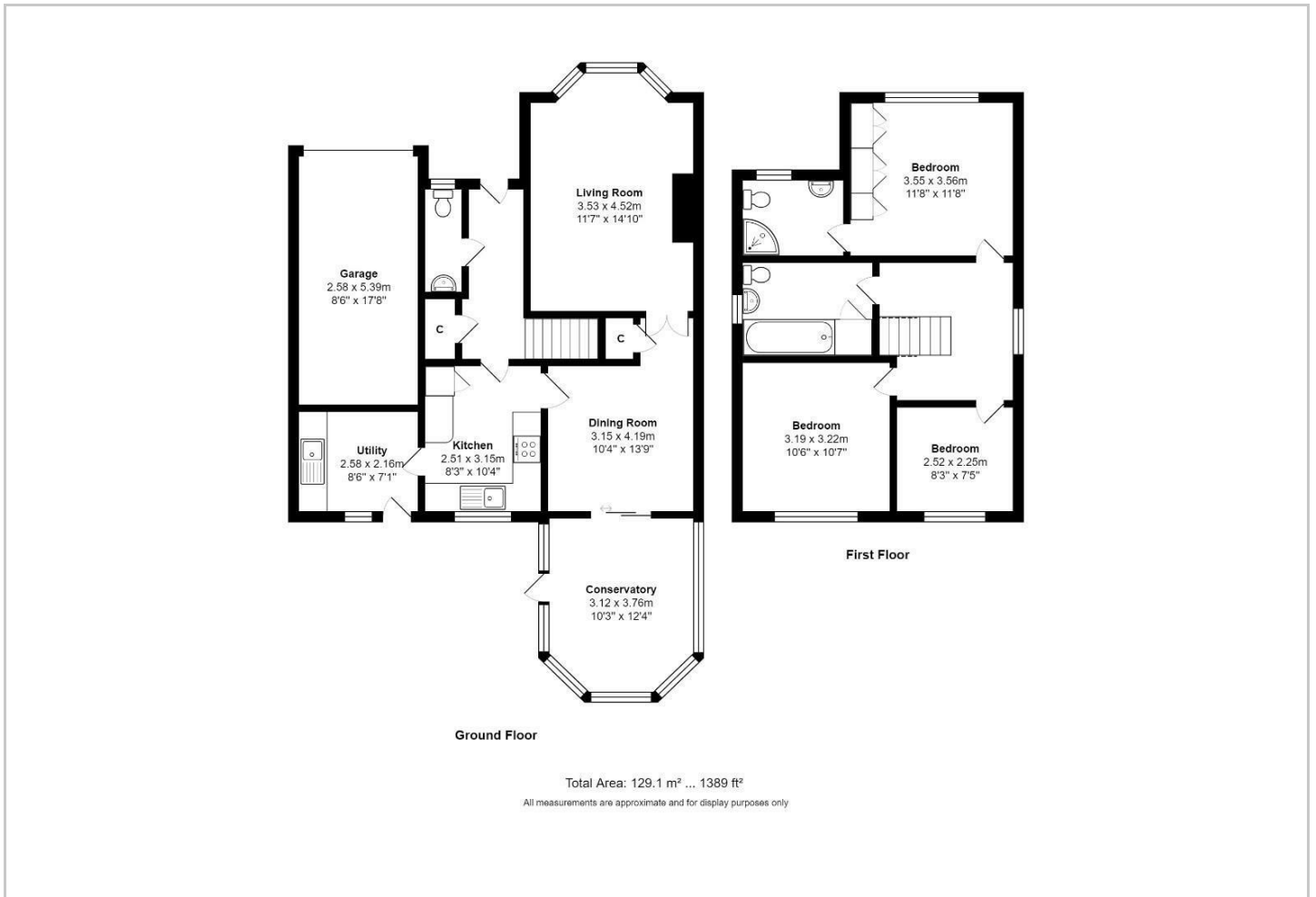
Hybrid Map



Terrain Map



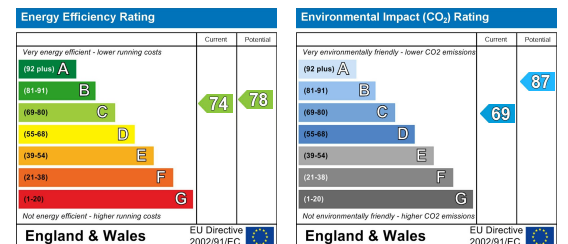
Floor Plan



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.