

HUNTERS[®]

HERE TO GET *you* THERE



Priesthorpe Road

Farsley, LS28 5JR

£235,000



Council Tax: B



39 Priesthorpe Road

Farsley, LS28 5JR

£235,000



- Mature semi detached house
- Two good sized bedrooms
- PVCu double glazing
- Conservatory extension
- Cottage style rear garden
- Popular village location

Hunters are delighted to offer this MATURE SEMI DETACHED HOUSE, situated in this increasingly popular village location. The property is well presented throughout and does benefit from having PVCu DOUBLE GLAZED WINDOWS. The living accommodation has a nice cosy feel and will surely appeal to a couple or a single person.

The property comprises of a SIDE ENTRANCE HALL with a composite entrance door and an under stairs storage cupboard, which houses the central heating boiler. Access to both the KITCHEN and LIVING ROOM, the kitchen has ample storage options, space for fridge freezer and integrated oven and hob appliances. The LIVING ROOM is nicely laid out and has a lovely tiled and wooden fireplace. The front window has wooden shutters and there is a dado rail and coving. An opening leads directly to the CONSERVATORY which is UPVc double glazed with a tiled floor and views of the garden, this would make an ideal dining room or snug.

Upstairs from the landing - doors lead to the bedrooms and shower room. The BEDROOM ONE has windows to both ends and a small tiled fireplace. BEDROOM TWO is a good sized single room. The SHOWER ROOM includes a STEP IN CUBICLE, wash basin and WC, a chrome towel ladder/radiator and a useful built in storage cupboard.

To the outside is a front garden which is gravelled and an ENCLOSED COTTAGE STYLE REAR GARDEN with a variety of flowers and shrubs. Viewing is recommended. The location is perfect for easy access to the variety of local shops/cafes/restaurants in Farsley Village and for commuting links to both Leeds and Bradford via the Ring Road and Pudsey railway station.

KITCHEN

9'8" x 8'6" (2.95 x 2.59)

LIVING ROOM

13'9" x 12'0" (4.19 x 3.66)

CONSERVATORY

11'9" x 5'7" (3.58 x 1.70)

BEDROOM ONE

13'10" x 11'0" (4.22 x 3.35)

BEDROOM TWO

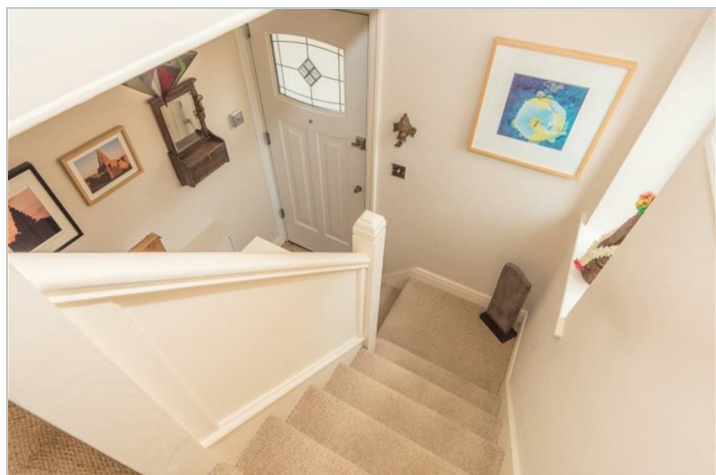
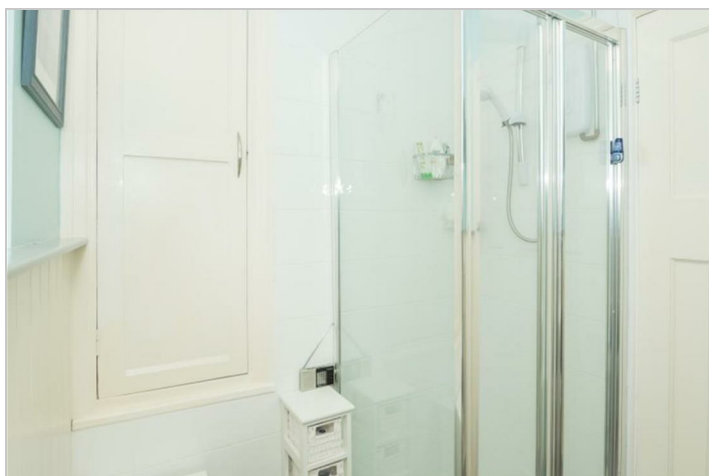
8'5" X 8'1" (2.57 X 2.46)

BATHROOM/WC

5'10" x 5'6" (1.78 x 1.68)

REAR GARDEN

REAR ELEVATION



Road Map



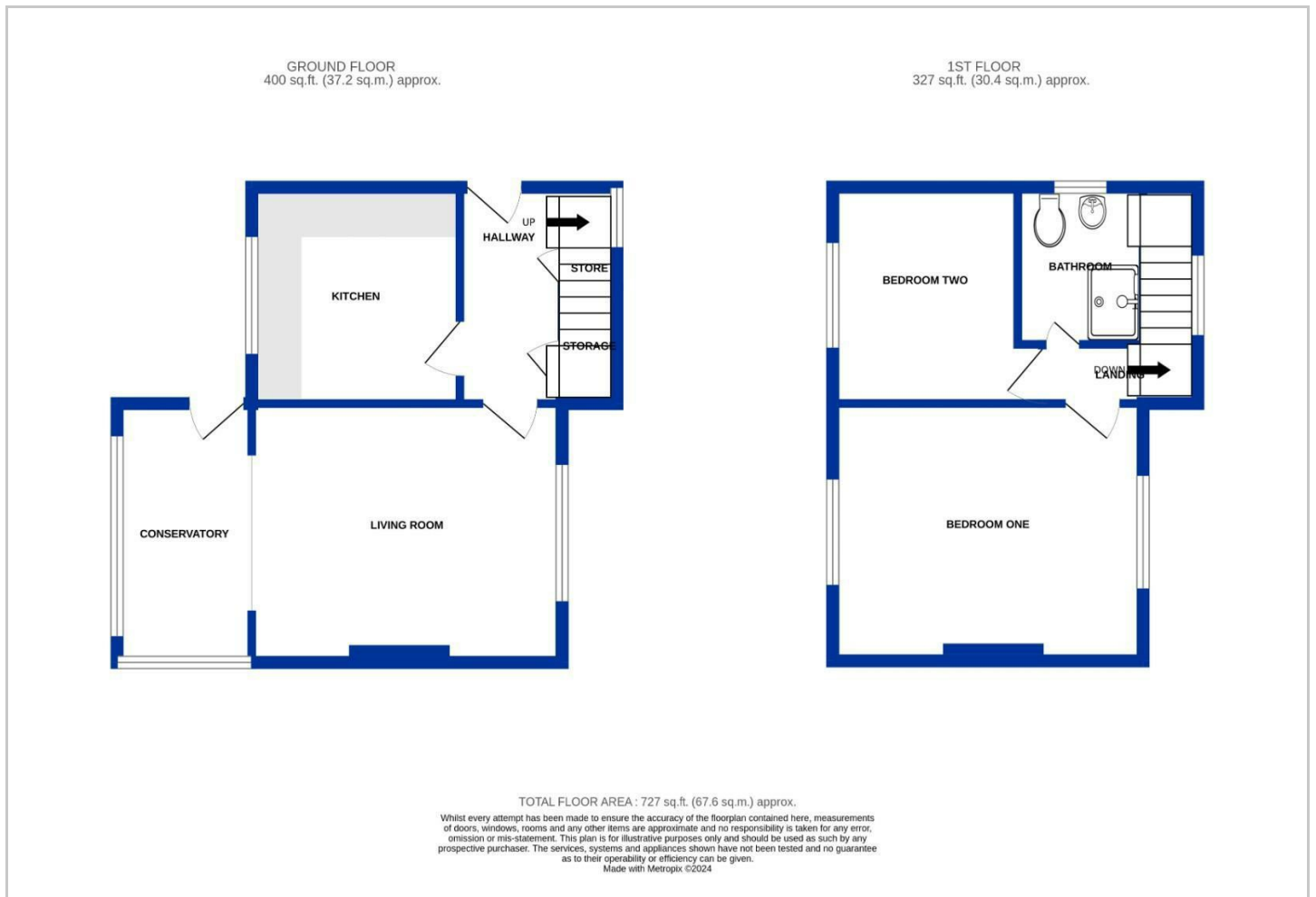
Hybrid Map



Terrain Map



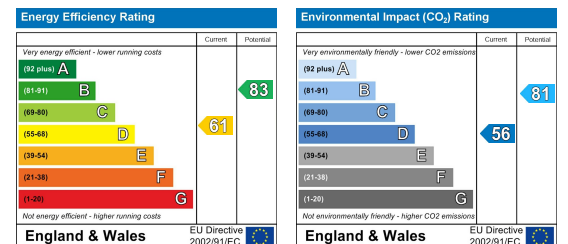
Floor Plan



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.