

HUNTERS[®]

HERE TO GET *you* THERE



Parkside Road

Farsley, Pudsey, LS28 5BG

£450,000



Council Tax: E



31 Parkside Road

Farsley, Pudsey, LS28 5BG

£450,000



- Detached house in prime location
- Two reception rooms
- Conservatory extension
- Four bedrooms
- New gas boiler (2023)
- Integrated garage
- Parking for two cars
- Excellent village shops/cafes
- Good sized enclosed garden
- Potential to improve & add value

Now available to buy, this four-bedroom detached house with a conservatory, integrated garage, and garden, in need of some updating, offering immense potential for transformation into a dream home, ideally situated near public transport, schools, and green spaces.

Presenting a detached house for sale that offers immense potential for buyers with an eye for improvement. This property, whilst in need of some modernising, exhibits a unique charm and is brimming with potential to be transformed into a dream home.

The house comprises of two welcoming RECEPTION rooms. The first reception room boasts a beautiful fireplace with gas fire, laminated wood flooring and a useful under-stairs cupboard. The second reception room further enhances the living space and features double doors leading to an appealing conservatory extension.

The KITCHEN is equipped with a gas hob, a single oven, ample storage units, and space for a fridge freezer. A utility room and a DOWNSTAIRS WC add to the functionality of the property.

The property offers FOUR bedrooms, three of which are spacious, double rooms. The first bedroom includes an en-suite shower-room, the second and third bedrooms feature wardrobe units, and the fourth, a single room, is spacious enough to be utilised as a home office. The BATHROOM is functional, complete with a bath, sink/toilet, and a shower on taps, serves the bedrooms.

The house enjoys the benefit of a new gas boiler installed in 2023 and PVC double glazing throughout. An integrated GARAGE and block paved parking provide ample space for vehicles. The property also features a good sized enclosed garden, perfect for outdoor relaxation or play.

Its location is highly desirable, with easy access to public transport links, local amenities, cafes and shops in the village, schools and green spaces. There are also excellent walking and cycling routes around, as well as close proximity to a train station with direct links to Leeds & Bradford.

ENTRANCE HALL

LIVING ROOM

13'4" x 13'1" (4.07 x 4.00)

DINING ROOM

9'2" x 8'0" (2.80 x 2.45)

KITCHEN

12'0" x 9'2" (3.66 x 2.80)

CONSERVATORY

10'3" x 7'8" (3.13 x 2.36)

UTILITY ROOM

5'1" x 4'10" (1.56 x 1.49)

DOWNSTAIRS WC

4'10" x 3'8" (1.49 x 1.14)

BEDROOM ONE

11'3" x 10'5" (3.45 x 3.20)

EN-SUITE

5'9" x 5'5" (1.77 x 1.66)

BEDROOM TWO

11'3" x 10'1" (3.45 x 3.08)

BEDROOM THREE

14'0" x 8'9" (4.28 x 2.67)

BEDROOM FOUR

8'9" x 8'6" (2.67 x 2.60)

BATHROOM

6'9" x 6'2" (2.06 x 1.89)

GARAGE

17'5" x 8'4" (5.31 x 2.56)



Road Map



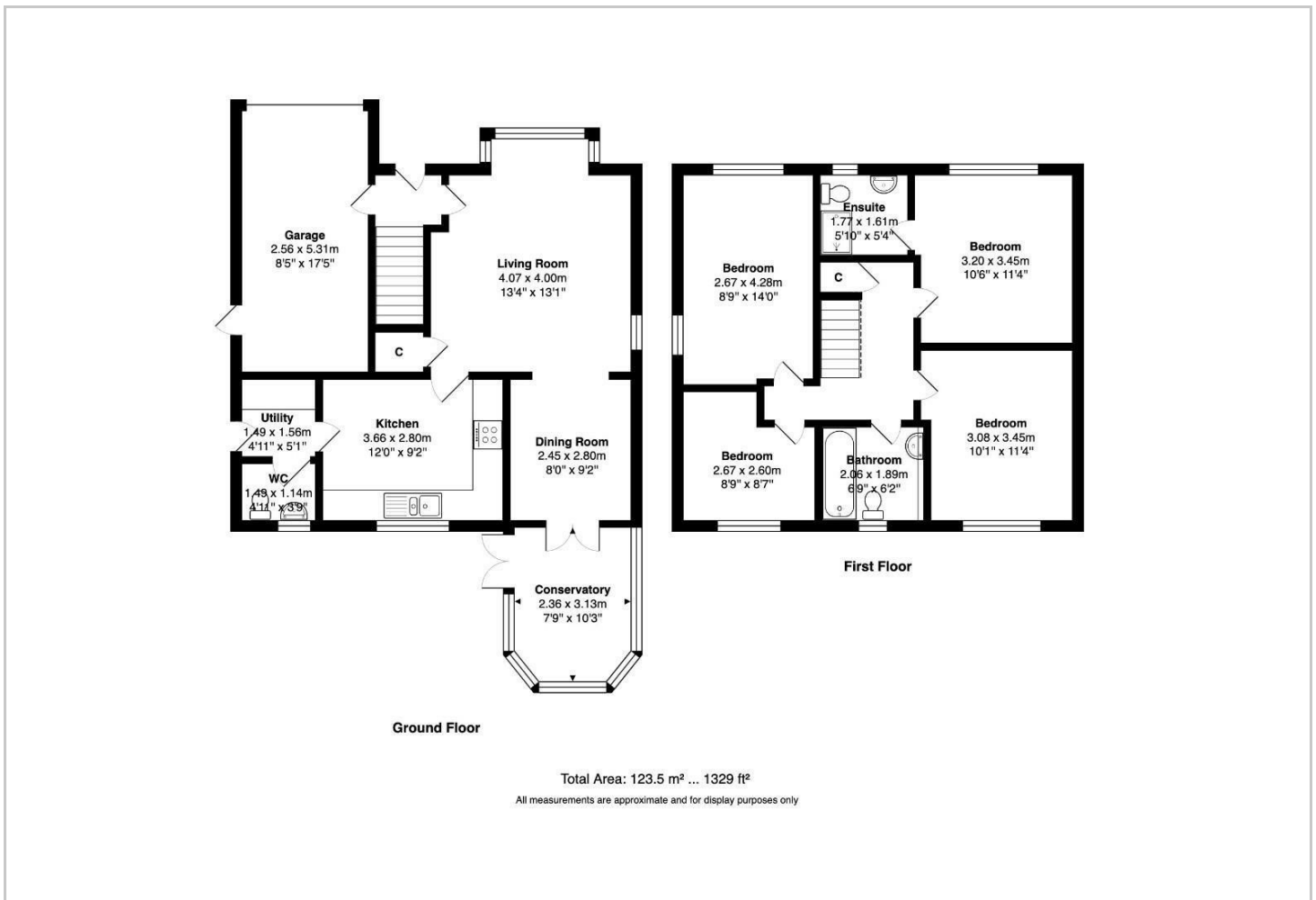
Hybrid Map



Terrain Map



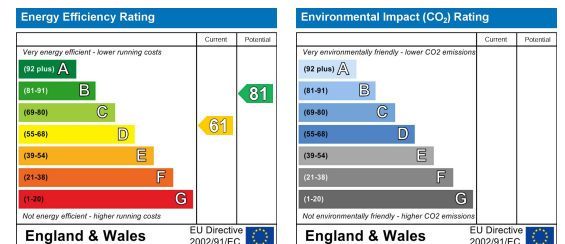
Floor Plan



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.