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HERE TO GET *you* THERE



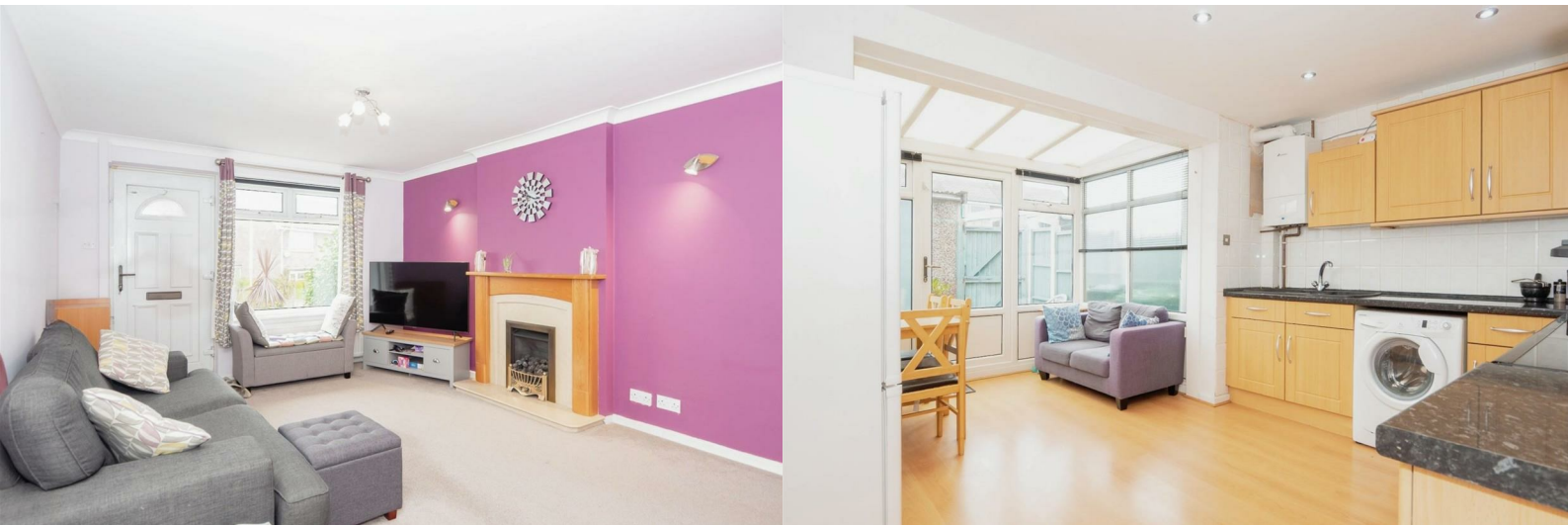
New Park Vale

Farsley, Pudsey, LS28 5TY

Offers Over £220,000



Council Tax: B



43 New Park Vale

Farsley, Pudsey, LS28 5TY

Offers Over £220,000



- Charming terraced house
- Walking distance to Farsley town centre
- Two double bedrooms
- Open-plan kitchen diner
- Neutrally decorated interiors
- Cosy reception room with gas fire
- Conservatory extension
- Low maintenance garden
- Off-street parking with garage
- Quiet cul-de-sac location

This charming terraced home, located in a QUIET CUL-DE-SAC within walking distance to FARSLEY town centre, features a cosy reception room with a marble gas fire, a bright OPEN-PLAN kitchen diner with a CONSERVATORY EXTENSION, two well-sized bedrooms, a sleek bathroom, a low-maintenance garden, and offers OFF-STREET PARKING with a GARAGE, making it an ideal purchase for first-time buyers or couples.

Welcome to this charming, terraced house in a desirable FARSLEY location, just new to market and ready to be your next home. The house is neutrally decorated, providing a warm backdrop ready to be personalised with your own unique style.

The ground floor features a cosy LIVING ROOM, which acts as the heart of this lovely home. It's well-sized with room to accommodate family, and fitted with a marble gas fire, creating a welcoming atmosphere during those colder months too. In this space, you'll also find handy under stair storage, helping you keep your living area neat and tidy.

The OPEN-PLAN KITCHEN DINER is bright and inviting, boasting a conservatory extension that allows for a burst of SOUTH-FACING sunshine to pour in. The kitchen is equipped with a RANGEMASTER oven and a tiled splashback, while a door leads out to the low maintenance GARDEN.

Upstairs, you'll find TWO well-sized DOUBLE BEDROOMS. The main bedroom is a delightful space, featuring neutral decor and a lovely view that will make waking up a pleasure. There's plenty of room for furniture, allowing you to design your perfect resting space. The second bedroom overlooks the garden and is currently also used as a HOME OFFICE, demonstrating the flexibility of this home.

The BATHROOM boasts a sleek tiled suite, complete with a P-shaped shower/bath and heated towel rail. It also features built-in storage, perfect for keeping toiletries organised.

Located in a QUIET CUL-DE-SAC, within walking distance to town, this house is in a sought-after location. It's close to local amenities, nearby schools, and parks. The house also comes with block paved drive for OFF-STREET PARKING and a GARAGE.

This property would be an ideal purchase for first-time buyers or couples. Come and see the potential of this lovely home for yourself!

LIVING ROOM

17'11" x 11'7" (5.48 x 3.54m)

KITCHEN DINER

11'7" x 9'2" (3.54 x 2.80m)

CONSERVATORY

7'8" x 6'7" (2.34 x 2.02m)

LANDING

BEDROOM ONE

11'7" x 10'5" (3.54 x 3.18m)

BEDROOM TWO

11'7" x 7'7" (3.54 x 2.33m)

BATHROOM

8'10" x 5'7" (2.70 x 1.71m)

GARDEN

GARAGE & DRIVE PARKING



Road Map



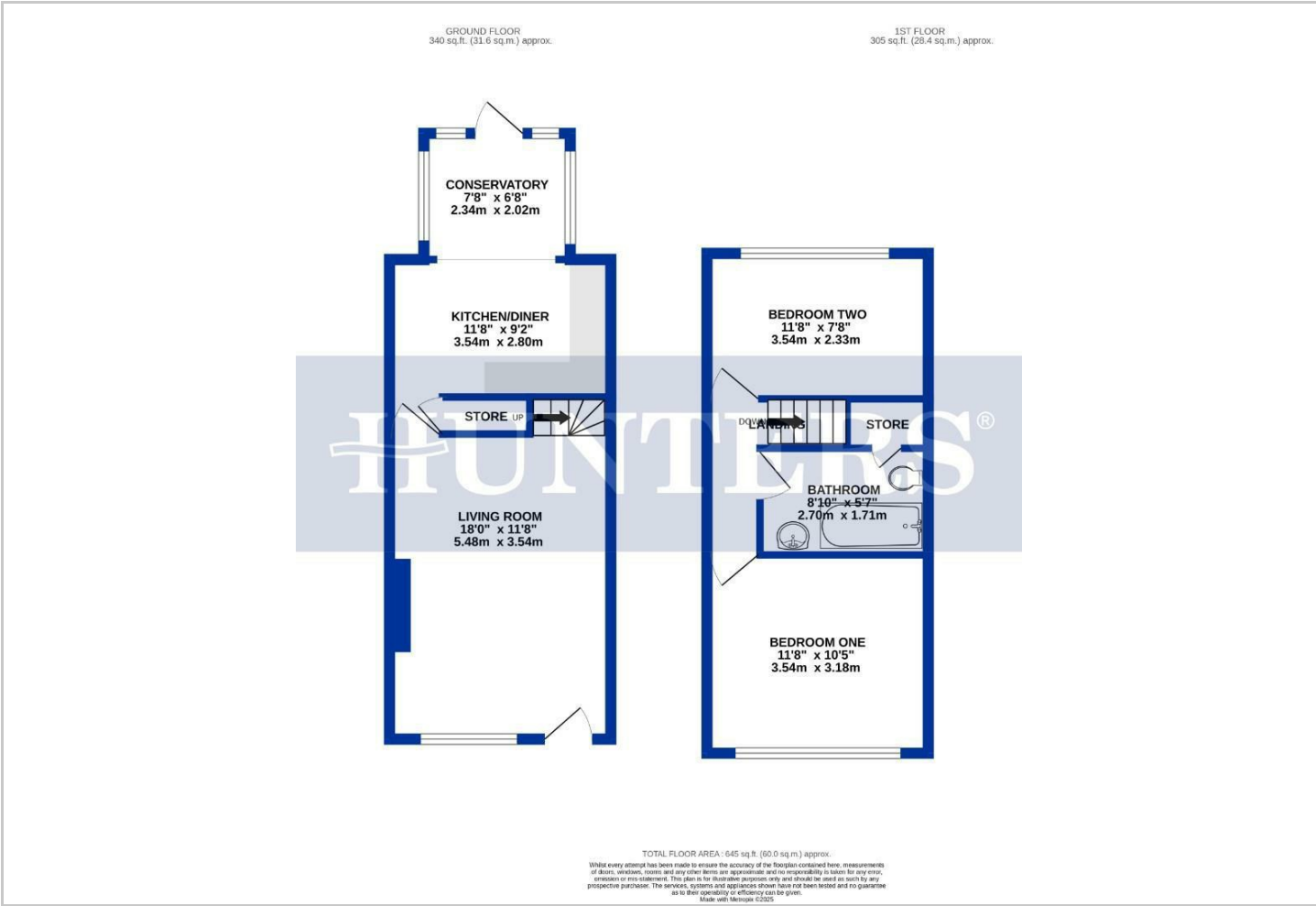
Hybrid Map



Terrain Map



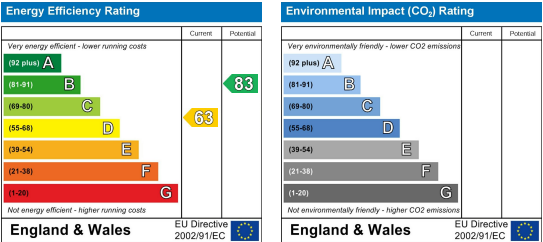
Floor Plan



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.