

# HUNTERS<sup>®</sup>

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## Farfield Drive

Farsley, Pudsey, LS28 5HN

Guide Price £350,000



Council Tax: B



# 3 Farfield Drive

Farsley, Pudsey, LS28 5HN

## Guide Price £350,000



- Double extended semi detached
- Five generous sized bedrooms
- Sought-after village location
- Two spacious reception rooms
- Kitchen/diner with ample storage
- Close to public transport
- Large garden to three sides with patio
- Double sized garage
- Downstairs cloakroom/wc
- Perfect family home

This amazing semi-detached house, ideal for families, offers five bedrooms, two spacious reception rooms, a light-filled kitchen/diner, a super large garden, and a double garage, all situated in a desirable location close to schools, public transport, and local amenities.

Now offered for sale, is this unique FIVE bedroomed family sized semi-detached house with a double storey extension in good condition, located in a sought-after location. This property is perfect for families as it boasts close proximity to public transport links, nearby schools, local village amenities, green spaces, walking and cycling routes.

This house features two spacious reception rooms. The first reception room is a bright and airy space, benefitting from dual aspect windows and double doors leading to the garden. The second reception room features a front bay window and functions as a versatile sitting/dining room with a door leading to the kitchen.

The KITCHEN/DINER is the heart of the house and is bathed in natural light and comes with ample storage units, a bespoke kitchen set-up, pantry cupboard, integrated oven/hob, and spaces for a washer and dishwasher. It also offers a dedicated dining space and has doors leading to the garden, perfect for hosting summer parties or casual alfresco dining.

The property comes with FIVE bedrooms, four of which are doubles and one single. The single bedroom features built-in large open shelf with storage cupboard over and could be used as a home office, perfect for remote working or studying.

The property has one house bathroom, equipped with a corner bath, washbasin, toilet, and part-tiled walls. Plus, the always handy DOWNSTAIRS cloakroom/wc, with toilet and washbasin.

Additional unique features include a DOUBLE garage with power and water supply, a large enclosed family sized garden, double glazing and gas central heating. The garden is exceptional, extending to the front, side, and rear. The rear garden includes a sun patio and is mostly lawned with mature hedged borders. The house also has a useful loft space with ladder access, previously used as a playroom with velux window and power points. Truly, the property offers a perfect blend of comfort and convenience in an increasingly sought after location, which was recently named in the Sunday Times has been in the top 10 coolest places in the country to live.

The Farsley area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.



## FRONT ENTRANCE HALL

## LIVING ROOM

23'1" max x 12'2" (7.05 max x 3.73)

## SITTING ROOM

14'0" x 12'6" (4.29 x 3.83)

## KITCHEN/DINER

19'5" x 10'0" (5.92 x 3.05)

## DOWNSTAIRS WC

6'3" x 2'11" (1.91 x 0.90)

## BEDROOM ONE

11'7" x 11'4" (3.54 x 3.47)

## BEDROOM TWO

12'2" x 10'5" (3.73 x 3.18)

## BEDROOM THREE

12'2" x 10'8" (3.73 x 3.26)

## BEDROOM FOUR

11'7" x 9'10" (3.54 x 3.02)

## BEDROOM FIVE

8'5" x 7'6" (2.59 x 2.31)

## BATHROOM

7'3" x 7'6" (2.23 x 2.31)



Road Map



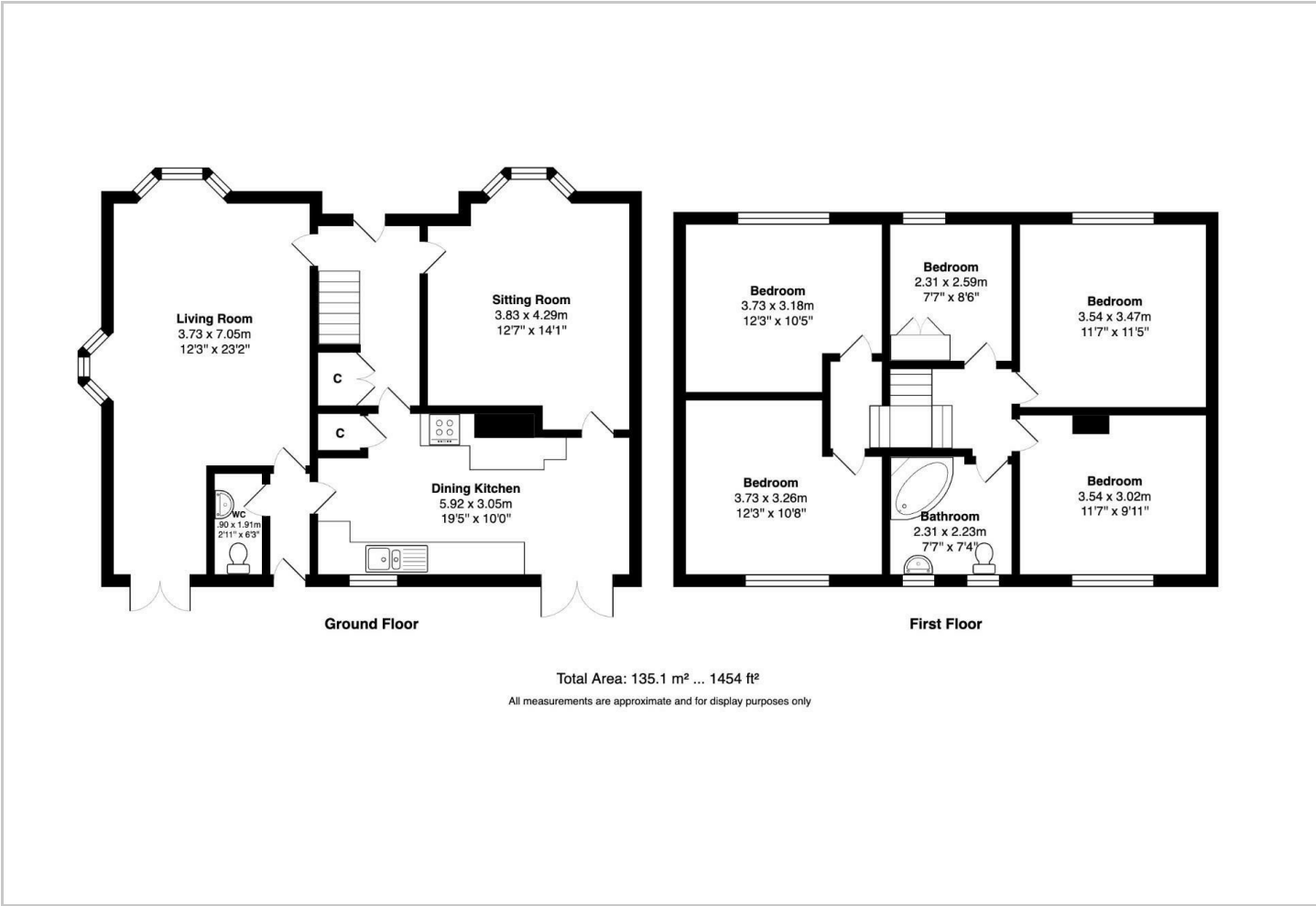
Hybrid Map



Terrain Map



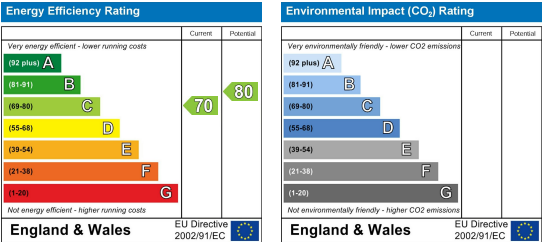
Floor Plan



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.