

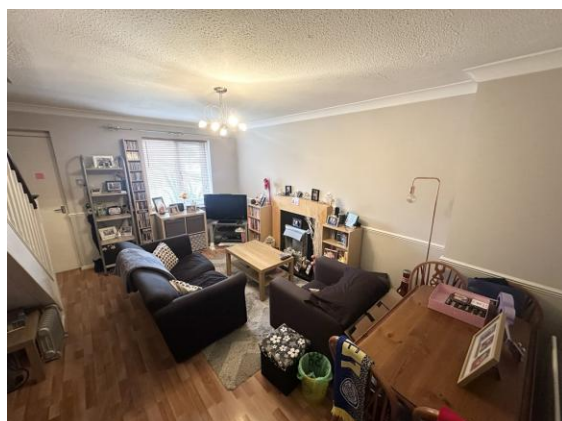


HOME

MARKETING & MANAGEMENT

NEWLANDS, FARSLEY LS28 5BB

£239,995



Modern Inner Town House
2 Double Bedrooms (1 fitted)
Lounge & Fitted Breakfast Kitchen
White Bathroom Suite
Laminated Flooring. Feature Fireplace
Double Glazed. Gas C/H
Enclosed Rear Patio Garden
Allocated Parking for 2 Vehicles
Popular Farsley Village Location
Ideal for FTB / Couples. No Chain.



£239,995

GENERAL DESCRIPTION

A modern mid-townhouse offering two double bedrooms, well presented throughout and located in a quiet residential cul-de-sac in the popular village of Farsley. The property will particularly appeal to professionals seeking stylish, well-maintained accommodation. Benefits include a spacious patio garden, off street parking for two cars, fitted breakfast kitchen, contemporary décor, a white three piece bathroom suite, laminate flooring, gas central heating, and white-framed double glazing. The accommodation briefly comprises an entrance hall, lounge with feature fireplace and under-stairs storage, breakfast kitchen with integrated appliances, two double bedrooms (one with mirrored wardrobes), and a modern bathroom. Excellent access to Leeds and Bradford. No chain. Ideal for FTB / Small Families

TENURE
Freehold

ROOM MEASUREMENTS

- ENTRANCE HALL** 3' 2" x 2' 11" (0.97m x 0.89m) max
LOUNGE 15' 11" x 12' 8" (4.85m x 3.86m) max
KITCHEN 12' 6" x 8' 7" (3.81m x 2.62m)
STAIRCASE & LANDING 6' 3" x 6' 2" (1.91m x 1.88m) max
DOUBLE BEDROOM 1 12' 8" x 8' 11" (3.86m x 2.72m) max
DOUBLE BEDROOM 2 12' 7" x 9' 3" (3.84m x 2.82m) max
BATHROOM 6' 1" x 6' 1" (1.85m x 1.85m) max

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

