



## 38 New Park Way, Farsley, Pudsey, LS28 5UA

Available 25th May 2025

A modern two bedroom townhouse in Farsley.


Located on a quiet cul de sac with private gardens to the front and rear, plus a separate garage.

To the ground floor a modern kitchen diner includes fitted appliances and white goods, with additional cupboard storage. The separate living room to the rear contains an electric fireplace and French Window doors leading to the rear garden. Upstairs, two double bedrooms are accompanied by a house bathroom, with the master bedroom enjoying stunning views across Farsley.

New Park Way is located 0.5 miles from Town Street, with local buses departing from nearby New Street. New Pudsey Station is 0.7 miles away.

**£1,045 Per month**

- Modern Townhouse
- Private Gardens
- Garage
- Cul De Sac
- Off Street Parking
- Unfurnished
- Stunning Views
- Two Bedrooms

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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