



**Arncliffe Garth, Farsley PUDSEY LS28 6BJ**

**welcome to**

**Arncliffe Garth, Farsley PUDSEY**

GUIDE PRICE £325,000 - £350,000 !!! This semi-detached home on Arncliffe Garth offers three bedrooms, a modern kitchen, front and rear gardens, a driveway, and a garage — an ideal, easy-living family space in a great location.



## Property Information

A well-presented semi-detached home on Arncliffe Garth, this property offers three comfortable bedrooms, a modern kitchen, and a generous driveway providing convenient off-street parking. Both the front and rear gardens add valuable outdoor space, with the rear garden ideal for low-maintenance enjoyment. The inclusion of a garage enhances storage and practicality, making this an appealing choice for buyers seeking a versatile and well-located family home.

## Lounge

18' 3" x 12' 7" ( 5.56m x 3.84m )

The lounge features a welcoming front entrance leading into an open-plan space with laminate flooring, a double-glazed window to the front with shutters, an electric fire set within a media wall, two radiators, and carpeted stairs rising to the first floor.

## Kitchen

18' 2" x 9' 7" ( 5.54m x 2.92m )

The kitchen is fitted with spotlights and downlights, sliding doors opening to the rear garden, an integrated oven, induction hob and fridge-freezer, wall and base units with worktops over, a stainless-steel sink with drainer, a tiled splashback, laminate flooring, a double-glazed window to the side, and a useful storage cupboard.

## Landing

The landing is carpeted and benefits from a frosted double-glazed window to the side.

## Bedroom One

12' x 7' 11" ( 3.66m x 2.41m )

Bedroom One is a spacious double room with fitted wardrobes, laminate flooring, a double-glazed window to the front with shutter blinds, and a radiator.

## Bedroom Two

10' 1" x 10' 5" ( 3.07m x 3.17m )

Bedroom Two is a well-proportioned double room featuring laminate flooring, a double-glazed window

to the rear, and a radiator.

## Bedroom Three

8' 11" x 7' ( 2.72m x 2.13m )

Bedroom Three includes built-in storage, a radiator, carpeted flooring, and a double-glazed window to the front fitted with shutters.

## Bathroom

7' 4" x 6' 3" ( 2.24m x 1.91m )

The bathroom features tiled flooring and walls, a walk-in shower, WC, wash basin, a radiator, and a frosted double glazed window to the side.

## Rear Garden

The rear garden offers a low-maintenance layout with an artificial lawn, fenced borders, gated side access, and a garage.

## Front Garden

The front garden includes a driveway with a dropped kerb, a lawn, and mature shrubs and bushes.

## Outbuilding

The outbuilding comprises a garage ideal for additional storage.

## Parking

Parking is provided via a driveway with a dropped kerb.



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## Arncliffe Garth, Farsley PUDSEY

- GUIDE PRICE £325,000 - £350,000
- DRIVEWAY
- FRONT & REAR GARDEN
- GARAGE
- MODERN KITCHEN

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

# £325,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY116494 - 0003

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