

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## New Park Croft

Farsley, Pudsey, LS28 5TT

Chain Free £215,000



Council Tax: B



# 17 New Park Croft

Farsley, Pudsey, LS28 5TT

## Chain Free £215,000



- Two well-sized double bedrooms
- Quiet cul-de-sac position in sought-after Farsley
- Spacious living room with new carpets 2026
- Chain free sale!
- Functional kitchen with direct garden access
- Fresh modern bathroom with bath and shower over
- Additional garage & boarded loft for storage
- Council tax band: B

Welcome to this modern terraced property, currently up for sale in good condition and offered to the market with the added benefit of being chain free. This home is brimming with appeal and enjoys a great position with no through traffic, set within a quiet cul-de-sac in an incredibly popular spot in the ever sought-after Farsley, also benefitting from a garage which provides useful additional storage.

The property boasts a light and spacious LIVING room, featuring a decorative fireplace and brand new plush carpets, fitted in 2026, with a staircase leading to the upper level. The KITCHEN is a functional and practical space, bathed in natural light and offering direct access to the rear garden. It includes an integrated oven, gas hob and space for white goods, while also offering scope for a buyer to improve and personalise over time. Fully usable as it is, this makes it an ideal option for those looking to get onto the property ladder and add their own touch in the future.

The property offers two well-sized DOUBLE bedrooms, both enjoying an abundance of natural light, nice neutral decor and modern plush grey carpets. Either room could comfortably function as the main bedroom, with the front bedroom being slightly larger.

The BATHROOM is complete with a fresh tiled suite, two-tone black and white tiling, and a modern finish. It includes a bath with shower over, creating a clean and practical space.

The property also benefits from a boarded loft space, providing useful additional storage. Further features include a combination gas central heating system, PVC double glazing, and a GARAGE which provides further practical storage.

This property is simply ideal for first-time buyers, couples or sharers, offering a blend of comfort, convenience and charm. Externally, there is an east-facing rear garden with a patio area at the top, leading to a low-maintenance fenced garden plot which creates a lovely sun trap. To the front, a lawned garden with mature borders sets the property nicely back from the quiet cul-de-sac, adding to the sense of privacy and kerb appeal. Don't miss out on the chance to make this chain free home your own!

**DINING KITCHEN**  
11'8" x 11'0" (3.57m x 3.37m)

**LIVING ROOM**  
17'4" x 11'8" (5.29m x 3.57m)

**LANDING**

**BEDROOM ONE**  
11'8" x 10'8" (3.57m x 3.26m)

**BEDROOM TWO**  
11'8" x 8'1" (3.57m x 2.48m)

**BATHROOM**  
8'8" x 4'4" (2.65m x 1.33m)

**GARAGE**



## Road Map



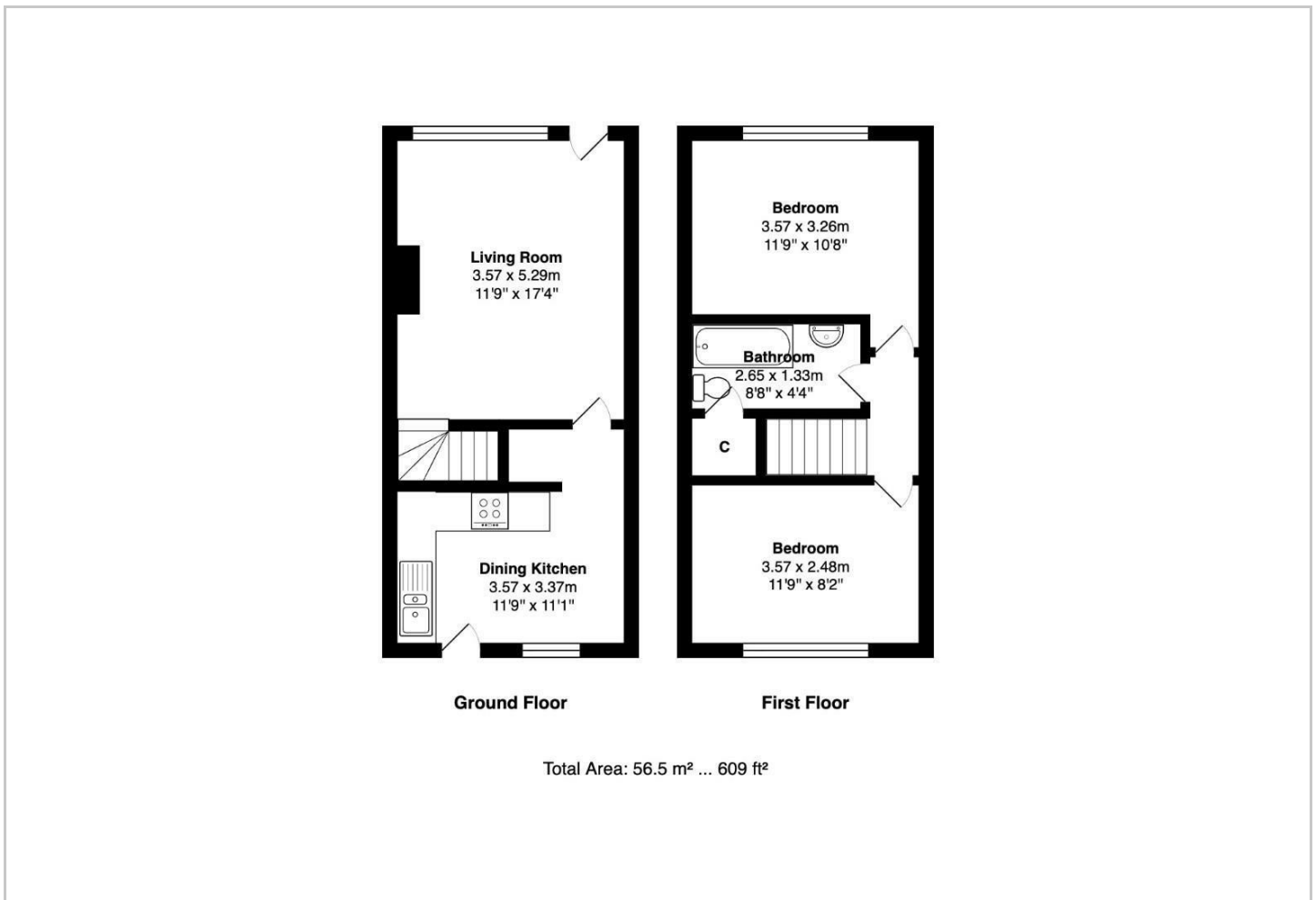
## Hybrid Map



## Terrain Map



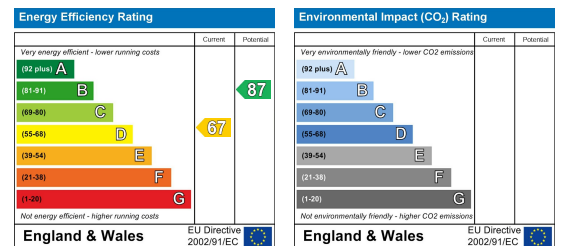
## Floor Plan



## 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.