



HOME

MARKETING & MANAGEMENT

NEW PARK WAY, FARSLEY LS28 5UA

£230,000



Modern Inner Town House
2 Double Bedrooms
Modern Fitted dining Kitchen
Contemporary Light Neutral Décor
uPVC D/G , Gas C/H, Security Alarm
Stylish Tiled Bathroom with Shower
Gardens to Front & Rear. Drive
Long Distance Valley View
Popular Cul De Sac Location
No Chain. Ideal for FTB / Couple

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GENERAL DESCRIPTION

Stylishly presented and well proportioned modern brick-built mid-town house with two spacious double bedrooms, a wooded outlook and long-distance Aire Valley views. Features include living room with a modern stone resin fireplace, a fitted dining kitchen with oven and hob, and a modern tiled white bathroom with mains shower over the bath. The property benefits from contemporary décor, white uPVC double glazing, gas central heating with a combination boiler, and a security alarm. Outside are enclosed front and rear gardens, a storage shed, driveway and additional on-street parking.

Ideally situated at the head of a sought-after residential cul-de-sac, convenient for local amenities and commuting to Leeds and Bradford. An excellent choice for first-time buyers, young families and professional couples seeking a move in ready home.

TENURE
Freehold

ROOM MEASUREMENTS

LOUNGE 14' 6" x 11' 3" (4.44m x 3.45m)

DINING KITCHEN 11' 1" x 8' 4" (3.38m x 2.56m) Plus
understairs store

STAIRCASE & LANDING 6' 1" x 2' 2" (1.87m x 0.68m)

DOUBLE BEDROOM 1 11' 3" x 10' 4" (3.43m x 3.16m)
max

DOUBLE BEDROOM 2 10' 11" x 7' 9" (3.34m x 2.38m)

BATHROOM 8' 2" x 4' 1" (2.51m x 1.25m)

EXTERIOR

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		85 B
69-80	C		
55-68	D	66 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.

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