



HOME

MARKETING & MANAGEMENT

DAWSONS CORNER, STANNINGLEY LS28 5TA

£260,000



Modern Built Detached
3 Bedrooms (one fitted)
Gas C/H & Double Glazing
Lounge & Entrance Porch
Fitted Kitchen Open to Dining Rm
Drive & Garage. Enclosed Rear Garden
Close to Farsley Village Amenities
Cul De Sac Location
Ideal for Families / FTB / Couples
Potential for further modernisation

DAWSONS CORNER, STANNINGLEY LS28 5TA

£260,000

GENERAL DESCRIPTION

A modern detached home in this price range, ideally located near the sought-after village of Farsley and close to amenities in Pudsey, including New Pudsey train station with excellent links to Leeds and Bradford. The property offers an entrance hall leading through glass oak doors to a spacious lounge with feature fireplace, and a dining room overlooking the rear garden, open to the stairs and partially to a shaker-style kitchen with integrated appliances and garden access. Upstairs are two double bedrooms with built-in storage, a single bedroom/study, and a family bathroom. Outside, there is a private rear garden with patio and lawn, a detached garage, and ample off-road parking. Benefits include double glazing, neutral décor, and a pleasant cul-de-sac setting, ideal for first-time buyers or families.

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE PORCH 4' 0" x 2' 9" (1.23m x 0.86m)

LOUNGE 14' 7" x 10' 2" (4.45m x 3.12m)

DINING ROOM 12' 7" x 7' 3" (3.85m x 2.23m)

KITCHEN 13' 4" x 6' 10" (4.07m x 2.09m)

STAIRCASE AND LANDING 8' 3" x 6' 1" (2.54m x 1.87m)

BEDROOM 1 9' 6" x 7' 11" (2.92m x 2.43m) plus fitted robe

BEDROOM 2 9' 9" x 8' 0" (2.98m x 2.44m)

BEDROOM 3 7' 3" x 6' 0" (2.21m x 1.83m)

BATHROOM 6' 8" x 5' 10" (2.04m x 1.79m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

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.

Pudsey, 4 The Ives, Lidget Hill,
Pudsey, West Yorkshire LS28 7DS
Tel: 0113 2 361 461

www.homemm.co.uk

