

HARDISTY AND CO

Mulberry Road
Farsley



£475,000
Offers In The Region Of

HARDISTY AND CO

STUNNING DETACHED FAMILY HOME on the fringe of SOUGHT AFTER FARSLEY, with a wealth of local amenities and excellent schools - MENTIONED IN THE TIMES NEWSPAPER MUST WATCH - 'UP COMING' list. Spacious, set over three floors. Entrance hall, through lounge, french doors to the rear, MODERN KITCHEN-DINER, utility & a W.C. First Floor: Principle bedroom with dressing area & en-suite, further bedroom & bathroom - Top Floor: Two further bedrooms & shower room - DETACHED GARAGE, DRIVE, generous sized garden with large summer house. This is a must view property! EPC - B



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INTRODUCTION

Hardisty and Co are proud to offer for sale this stunning detached family home in a sought after development on the fringes of a Farsley, which has recently been voted an 'up and coming location' on The Times 'must watch' list. With a wealth of local amenities and excellent schools this is a perfect family home. Spacious and over three floors with its own private driveway this is a must view property. Comprises off street parking to the front, entrance hallway. Through lounge with French doors to rear. Modern kitchen diner which is great for entertaining, utility room and down stairs WC. To the first floor is the main bedroom with dressing area and luxury en-suite. House bathroom and a further double bedroom. The top floor has two further bedrooms and a shower room. A great floor for older children to have privacy! Detached garage generous sized garden with large summer house. This is a must view property!

LOCATION

Farsley has been named as an up-and-coming area to watch in the The Sunday Times Best Places to Live 2021 guide. It is a small but increasingly popular Village from which commuting is straightforward, either by private or public transport The A6120 and A647 are both on hand and provide major links to the motorway networks. Just a short distance away is the popular Owlcoates Centre at Pudsey offering a Marks & Spencer store, Asda superstore, and there is a train station adjacent. In addition, the bus services are frequent from the village,

getting you into Leeds & Bradford City centres. There is a good selection of shops, pubs and eateries in Farsley and schools are also popular. The neighbouring villages of Pudsey and Horsforth are only a short distance away and also offer a comprehensive range of facilities. A recreation/playground is within a short walk, ideal for children and pets.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS28 5GG.

ACCOMMODATION

TO THE GROUND FLOOR

Composite entrance door into...

HALLWAY

Smart & practical wood effect floor covering. Staircase to the first floor. Door into...

LOUNGE

20'9" x 9'3"

A large dual aspect room with french doors to the rear and large bay frontage providing a pleasant outlook. Ample space to add a couple of large comfy sofas, a perfect room to relax in.

KITCHEN/DINER

20'9" x 8'1"

Such a perfect room for entertaining friends or having family meals together. This is another dual aspect room with windows at the front and rear, allowing in so much natural light. The kitchen section is well defined and

fitted with a comprehensive range of sleek gloss finish wall, base and drawer units with contemporary work-surfaces over. Inset stainless steel sink, side drainer and modern mixer tap. Ceramic tiles to splash-back areas. Ceramic tiles to the floor. Concealed under-unit lighting. Integrated electric oven, four point gas hob and extractor over. Plumbed for a dishwasher, space for a fridge/freezer.

UTILITY ROOM

6'3" x 5'9"

Taking care of the practical requirements of the household. Fitted with storage units with worktops over and an inset sink/tap. Ceramic tiles to splash-back areas. Plumbed for a washing machine, space for laundry etc. Tiled floor. Useful under-stairs storage cupboard.

W.C

Handy for a busy household. Fitted with a low flush WC and wash hand basin.

TO THE FIRST FLOOR

Staircase from the ground floor hallway leading up to...

LANDING

A spacious landing, a pleasant space in which to sit and read if desired. Staircase to the second floor. Doors into...



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PRINCIPLE SUITE

12'8" x 9'10"

A good sized bedroom with feature wallpaper. The window provides a pleasant outlook. Dressing area, with mirror fronted wardrobes providing excellent hanging and storage space. Door into the en-suite.

EN-SUITE

7'4" x 5'1"

Walk-in shower enclosure with thermostatic control, W.C and wash hand basin with mixer tap. Ceramic tiling to wet areas.

BEDROOM THREE

13'7" x 8'2"

A good sized double bedroom with a pleasant outlook.

BATHROOM

8'2" x 6'4"

Fitted with a four piece suite comprising panel bath, shower cubicle with thermostatic shower control, W.C and wash hand basin. Ceramic tiles to splash-back/wet areas.

TO THE SECOND FLOOR

Staircase from first floor landing leading up to...

UPPER LANDING

Flooded with natural light. Leading into...

BEDROOM TWO

13'7" x 9'10"

A good sized double bedroom with bay window to the front elevation. Useful fitted airing cupboard.

BEDROOM FOUR

8'4" x 7'1"

A small double/generous single. Window to the front elevation.

SHOWER ROOM

5'0" x 5'0"

Balancing the accommodation nicely, serving this floor and fitted with shower cubicle, W.C and wash hand basin. Ceramic tiles to splash-back areas.

OUTSIDE

There is off-street parking and a detached garage, plus a low maintenance front garden. The rear is fully enclosed boasting a decked seating or entertaining area, along with a large garden, perfect for children and pets or for your own enjoyment. Large summer house.

ADDITIONAL SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of

all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

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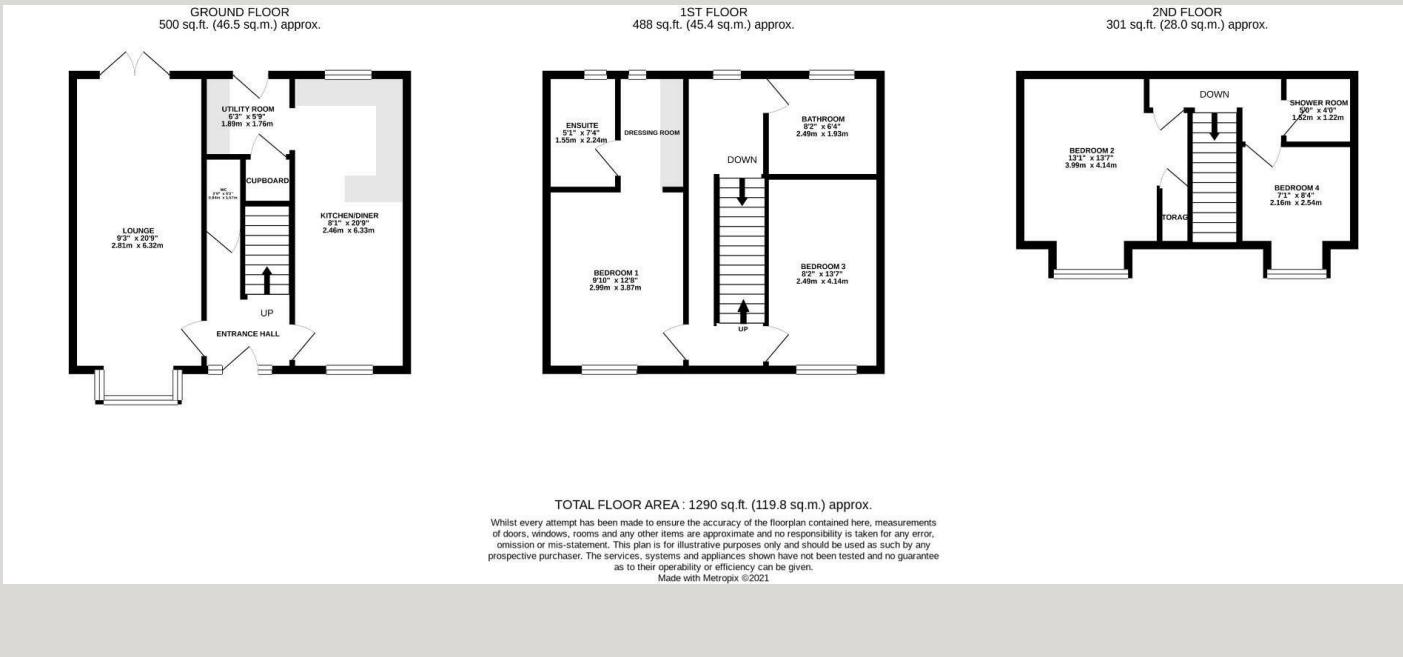
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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