

HARDISTY AND CO

**Kirklees Croft
Farsley**



**£425,000
Offers Over**

hardistyandco.com

0113 239 0012

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STUNNING, EXTENDED & SPACIOUS FOUR bed., DETACHED family home in this SOUGHT AFTER Farsley location, minutes to Town Street's amenities, SCHOOLS, Park & with great COMMUTER LINKS. Sitting on such a GOOD SIZE CORNER PLOT with GARDENS to three sides, GATED DRIVEWAY & DETACHED GARAGE, comprises, entrance vestibule, generous bright & airy lounge, off this is the extension including DINING/FAMILY ROOM, SUN/GARDEN ROOM, SUPERB DINING KITCHEN, THREE DOUBLE beds., a single/home office & LUXURY house bathroom. Ready to move straight into & a definite MUST VIEW! EPC - D



INTRODUCTION

An exciting opportunity on such a great size corner plot! This stunning, extended, detached four bedroom family home can be found in such a sought after residential area of Farsley. Minutes away from Farsley Town Street, Recreation ground, schools and excellent commuter links, early viewing of this one is a must! The property has four full colour night vision cctv systems. There are gardens to three sides, gated driveway parking and a detached garage with pedestrian door and window to the rear elevation measuring 15'6" x 7'11". Comprises, entrance vestibule giving access to the generous sized lounge, off this is the extension which offers a generous dining/family/playroom, sun/garden room, good size dining kitchen with modern Shaker style fitted kitchen, granite worksurfaces and space for a Range cooker. Upstairs are three double bedrooms, the Master with quality fitted furniture, a single/home office to the front and a luxury four piece family bathroom. Ready to move straight into - do not miss out!

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 Owlcotes 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 5TG.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

ENTRANCE VESTIBULE

With staircase up to the first floor and doors to ...

LOUNGE

15'7" x 12'10"

A spacious, bright and airy reception room with delightful outlook to the front. Granite fireplace housing a gas fire and with door to ...

DINING/FAMILY ROOM

13'11" x 10'8"

Another generous reception room offering great versatility to use as you please. Ideal for day to day dining or for entertaining family and friends. Pleasant outlook over the rear garden. Doors through to the ...

SUN/GARDEN ROOM

10'5" x 9'9"

Such a useful family space, at the rear of the house with access out to the garden and lots of natural light! Underfloor heating so great for all year round use.

DINING KITCHEN

15'7" x 11'7" (max)

Another generous family space at the front of



the house with a modern Shaker style fitted kitchen with granite worksurfaces, space for a Range cooker with integrated cooker hood over and an integrated dishwasher and washing machine. Space for an American style tall fridge freezer and a stainless steel sink and side drainer with mixer tap. Tiled floor and tiling to splashbacks. Lovely view overlooking the front garden and ample dining space.

FIRST FLOOR

LANDING

With access to the loft via a hatch and doors to ...

BEDROOM ONE

14'0" x 10'8"

A good size Master bedroom at the rear of the house with pleasant garden views to the side and quality fitted furniture.

BEDROOM TWO

15'7" x 8'6"

Another generous double bedroom with pleasant outlook to the front.

BEDROOM THREE

9'8" x 9'1"

A good size third bedroom at the front of the house.

BEDROOM FOUR

6'5" x 5'6"

Perfect home office or child's room with a window to the front elevation.

BATHROOM

9'8" x 5'8"

A spacious family bathroom, fully tiled to walls and floor with underfloor heating. Incorporating a four piece suite including a bath, corner shower enclosure with thermostatic shower/controls, WC and wash hand basin.

OUTSIDE

The property sits on such a good size corner plot with gardens to three sides, gated off street parking on a brick paved drive and detached garage. There is a well tended lawned garden to the front and a lovely family garden to the rear with Indian sandstone paved seating area, Astro turf style lawn so hardwearing and great for the children and flowerbed borders.

BROCHURE DETAILS

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

SERVICES - Disclosure Of Financial Interests

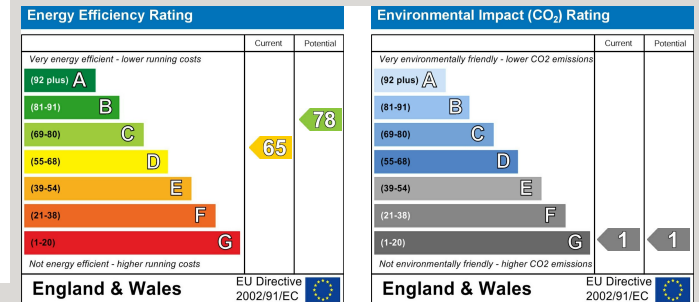
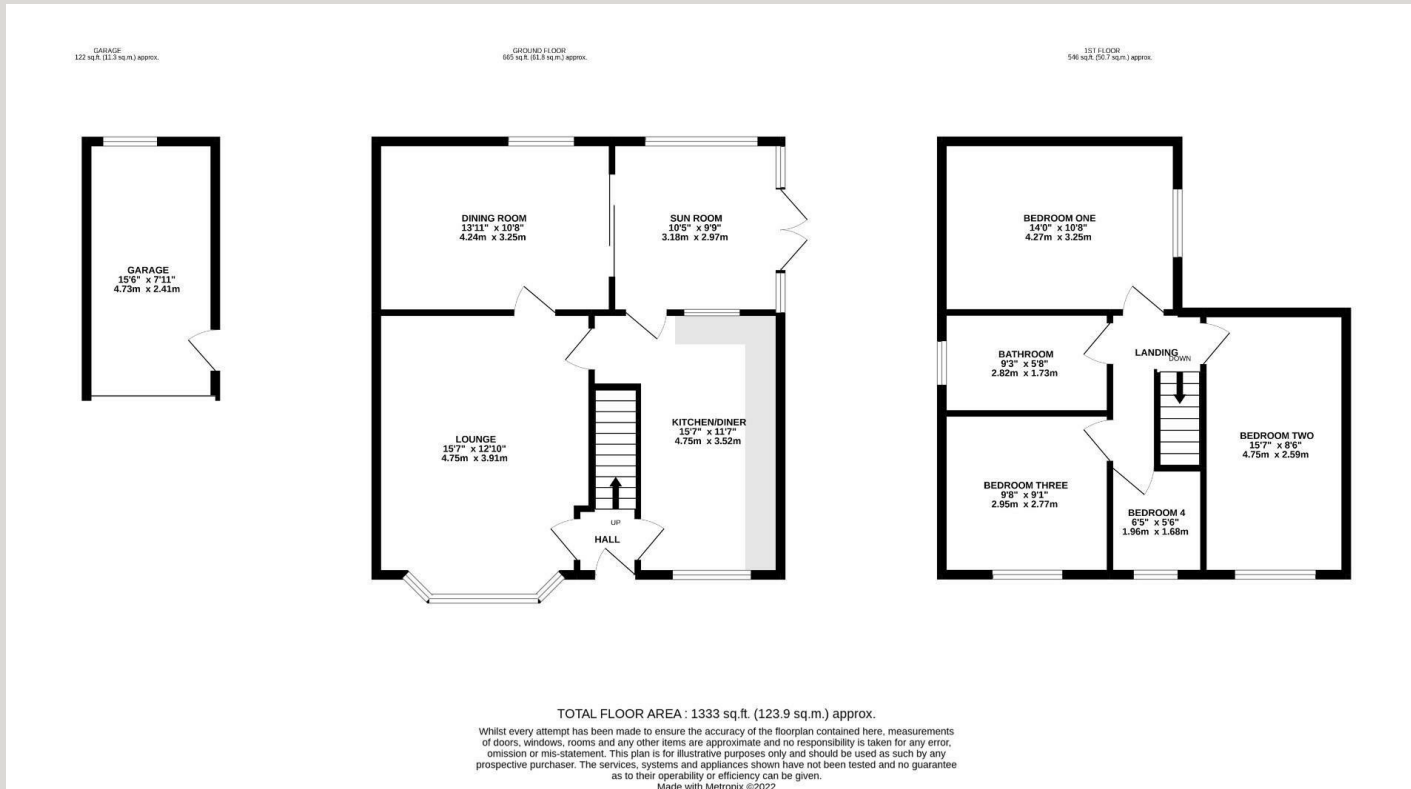
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage 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.

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 option 3.



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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.

