

HARDISTY

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**Farsley Beck Mews
Farlsey**



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**£150,000
Guide Price**

hardistyandco.com

0113 239 0012

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****NO CHAIN**** EARLY VIEWING OF THIS ONE IS A MUST! BEAUTIFULLY PRESENTED, TWO DOUBLE bed., 1st flr APARTMENT on this SOUGHT AFTER development, close to amenities, schools & with great COMMUTER LINKS. Sitting in well tended communal gardens with ALLOCATED PARKING SPACE & SECURE VIDEO INTERCOM ENTRY, briefly, entrance hall with fitted storage, modern, stylish & contemporary fitted kitchen, good size LOUNGE/DINER with feature lighting & JULIET BALCONY, MASTER bed., with fitted furniture & ENSUITE SHOWER ROOM, 2nd DOUBLE bed., & modern house bathroom. Will suit a number of buyers - do not miss out! EPC - C



INTRODUCTION

We are delighted to offer onto the market with no chain, this beautifully presented two double bedroom first floor apartment sitting in well tended communal gardens and with an allocated parking space. Sought after development close to amenities, schools and with great commuter links. Offering secure video intercom entry, comprises, entrance hall with useful fitted storage, modern, contemporary black high gloss fitted kitchen with integrated appliances, good size lounge/diner with feature lighting and access out to a Juliet balcony, Master bedroom with fitted furniture to one wall and modern, stylish ensuite shower room, a second double bedroom and house bathroom with same specification as the shower room incorporating a hand held shower attachment to the bath, WC and pedestal wash hand basin. Ready to move straight into - perfect first home but will suit a number of buyers so book your viewing now!

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 - LS13 1FL.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With secure intercom entry and stairs up to the ...

FIRST FLOOR

Private entrance door to ...

ENTRANCE HALL

With recessed spotlighting, useful fitted storage and secure intercom entry system. Doors to ...

KITCHEN

6'11" x 11'11"

A modern, contemporary fitted kitchen with high matt black base and drawer units, contrasting marble effect worksurfaces and integrated electric oven, four point hob and black extractor fan over. Composite sink and drainer with mixer tap and white metro style tiling to splashbacks. Modern flooring and recessed spotlighting. Window to the front elevation. Space for a tall fridge freezer. Space for small table and chairs if needed.

LOUNGE/DINER

11'4" x 15'7"

A good size with solid wood flooring, feature



lighting and access out to a Juliet balcony - ample dining space, perfect for chilling or entertaining!

BEDROOM ONE

11'4" x 11'0"

A good size double bedroom with a pleasant outlook to the rear. Access to ...

ENSUITE SHOWER ROOM

8'9" x 3'6"

A good size shower room incorporating a shower enclosure, thermostatic shower/controls, WC and pedestal wash hand basin with mixer tap. Vanity mirror over basin and heated towel rail. Part tiled with mosaic style border and modern flooring.

BEDROOM TWO

11'0" x 9'9"

Another comfortable double at the rear with a window to the rear elevation.

BATHROOM

6'9" x 5'6"

Same spec., as the ensuite with shower attachment to the bath, pedestal wash hand

basin with mixer tap and WC. Vanity mirror above basin, modern flooring and heated towel rail. Part tiled in large ceramics with mosaic border.

OUTSIDE

The property sits in pleasant communal gardens and has an allocated parking space. Access to a secure outdoor bike store.

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 0113 2390012 option 3.

LEASEHOLD & RELATED CHARGES

We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.

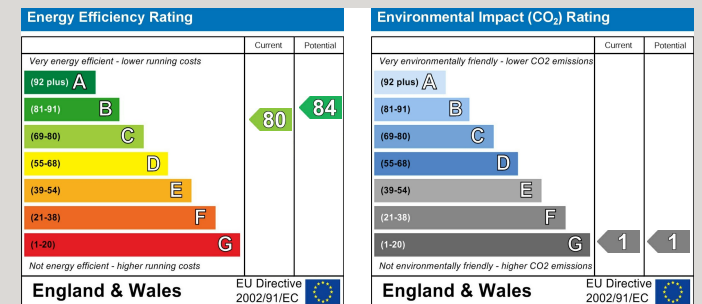
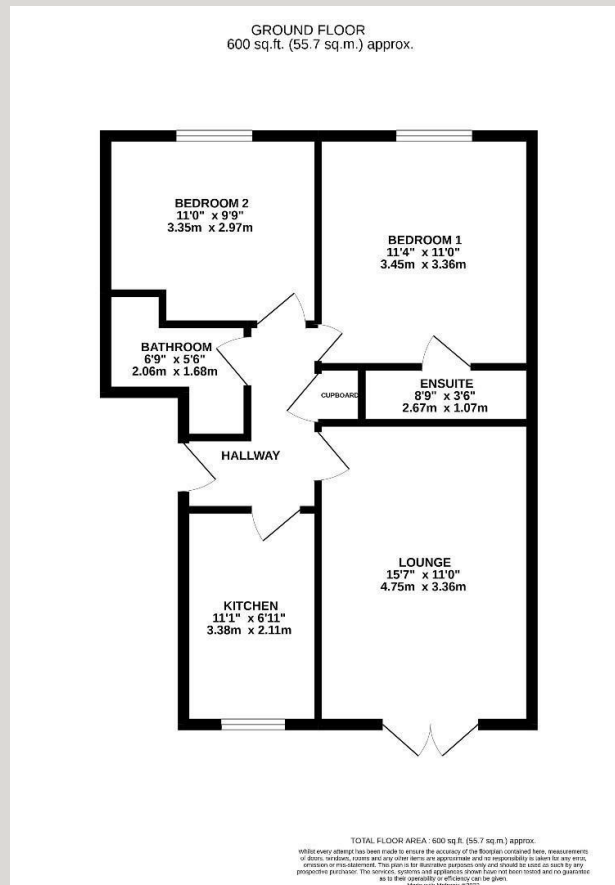
Length of Lease 125 years - with 110 remaining as of 2022 - Ground Rent £200 PA and Maintenance charge of £1355.97 PA.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.



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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.

