



### 35 Back Lane

Farsley, Pudsey, LS28 5EU

Offers Over £275,000



# 35 Back Lane

## Farsley, Pudsey, LS28 5EU

### Offers Over £275,000



Offered to the market in a convenient and sought after location, is this three / four bedroom semi-detached property. Requiring some modernisation, this property offers flexible living accommodation. Internally comprising: an entrance hallway, a living room, a second reception room, a kitchen diner, a ground floor bedroom, a ground floor bathroom, two bedrooms to the first floor and useful storage cupboards. Externally, the property has a well-maintained front garden, a large driveway to the side and a large patio to the rear. There are two detached garages. Internal viewings are highly recommended - book yours today!

#### Entrance Porch

Providing access to the hallway.

#### Living Room

A good-sized living room with an electric fire. Featuring a large window to the front aspect.

#### Kitchen Diner

The kitchen has a window to the side aspect. With space and plumbing for free-standing appliances and an electric over with a gas hob. Adjacent to the kitchen, there is ample space for dining.

#### House Bathroom

A good sized bathroom with a three piece suite, comprising: a WC, a hand basin and a bath with a shower overhead. Featuring a window to the side.

#### Second Reception Room / Living Two

A second living room, which could also be used as a playroom, office or another ground floor bedroom. With French doors to the rear garden.

#### Ground Floor Bedroom

A useful ground floor bedroom with a window to the rear aspect.

#### Landing

#### Master Bedroom

A good sized master bedroom with a window to the front elevation.

#### Bedroom Two

A good sized second bedroom with a window to the side elevation and a velux window to the rear.

#### External

To the front of the property there is a well-maintained garden, with a small lawn and shrubbery. To the side there is a large driveway providing off road parking, which leads round to the rear patio and two detached garages.

#### Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

#### Directions

For Satnav please use the postcode LS28 5EU.

#### Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

#### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending

purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS

OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



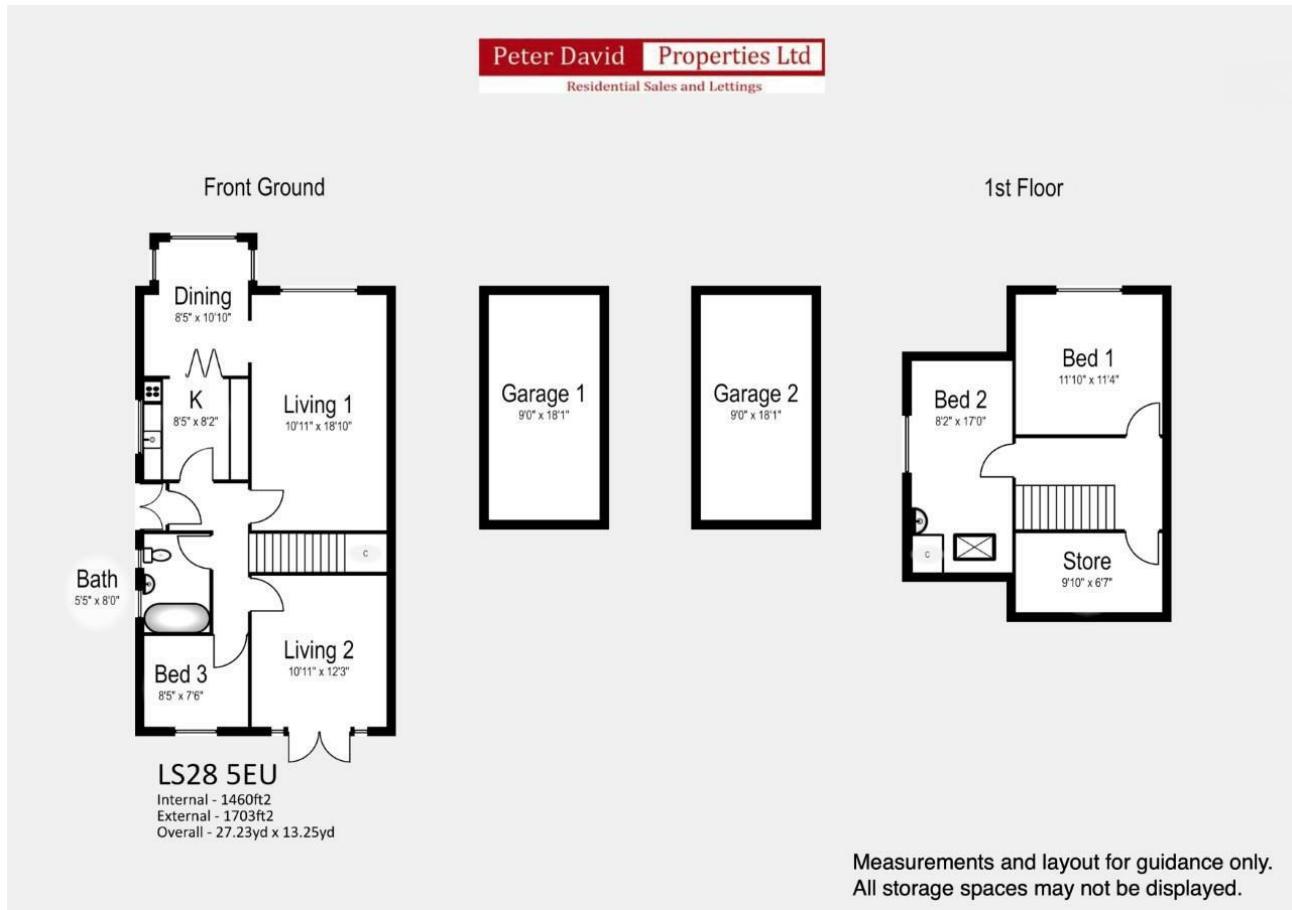
## Hybrid Map



## Terrain Map



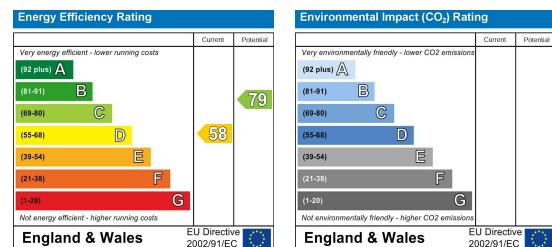
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HD7 5TT

T: 01422 366948  
E: halifax@peterdavid.co.uk

102 Commercial Street  
Brighouse HD6 1AQ

T: 01484 719191  
E: brighouse@peterdavid.co.uk

20 New Road  
Hebden Bridge HD7 8EF

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road  
Huddersfield HD3 3RG

T: 01484 719191  
E: huddersfield@peterdavid.co.uk