



SPRINGBANK CLOSE,
FARSLEY, LS28 5EW
£250,000

3 Bedroom House

LINLEY &
SIMPSON

THREE BEDROOM END TERRACE in FARSLEY. Available for sale with NO ONWARD CHAIN is this lovely, three-bedroom house in a cul-de-sac in Farsley. The house has a modern kitchen and bathroom, downstairs W.C, garden and much more to offer.

Farsley is a fantastic village in the heart of Yorkshire located between Horsforth and Pudsey. Famed for being the birthplace of Aston Martin, Farsleys history is rich and long; today its bustling high street with a plethora of shops, pubs, bars and eateries makes Farsley an ideal little village with all the amenities one would ever need. Although leaving Farsley is not necessary, it is easy with it being well connected via bus and road routes as well as via train at New Pudsey Station which is less than a mile and a half from Farsley centre. Brilliant primary schools are also a reason to buy in Farsley and they regularly obtain an 'Outstanding' Ofsted report.

Ground Floor

Entrance Hall and Downstairs W.C

Main entrance into the house is via a side internal porch that provides access to the downstairs rooms. There is a converted under-stairs W.C accessed within the hallway also, which is a nice extra for any family home.

Living Room

The main reception room at the front of the house is the large living room that spans the full width of the house. This is a decent sized space with a large, front facing bay window looking over the private front garden and garden aspect beyond.

Kitchen and Conservatory

The kitchen has ample wall and base units, including storage under counter. There is a rear arch, which leads into the open-plan conservatory; because of this the whole space is very light and bright and would be a great place to entertain all ages. The kitchen has an electric oven and hob, glass backsplash above the hob and the units are white gloss and modern but tasteful. The floor in the kitchen is laminate wood (easy to keep clean) and there are rear French doors leading to the rear garden at the back of the conservatory.

First Floor

Master Bedroom

The master bedroom on the first floor and is a large, front-facing double bedroom. This is a nice, bright room with space for a large double bed within as well as the built in wardrobes and vanity along one wall currently. The front window has a nice open outlook over the front aspect like the living room.

Bedroom Three

The third bedroom is a nice sized single bedroom on the first floor, perfect for young children or as a great, rear-facing office room.

House Bathroom

The house bathroom is located on the first floor and is a tasteful, modern, three-piece suite including a full-size bath with shower above, toilet and hand basin all in the middle of the house and nicely tiled. There is a very large storage cupboard within the bathroom which is a nice storage solution.

Bedroom Two

The second bedroom is on the second floor, with a proper door, fixed staircase and windows - one on the gable and a 'Velux' style window too. This is a large double bedroom and the seller advises us that there are building regulations for the conversion.

External

On three sides of this house there are gardens and because the house is located off the street, all three garden sides are landlocked making them nice places to enjoy year round (Yorkshire weather permitting). The gardens at the front and side are mostly laid to lawn and to the rear, there is a paved and gravelled patio as well as a storage shed.

Garage

Located out of the rear of the garden there is a row of garages, one of which will be sold with this house with an up and over door.

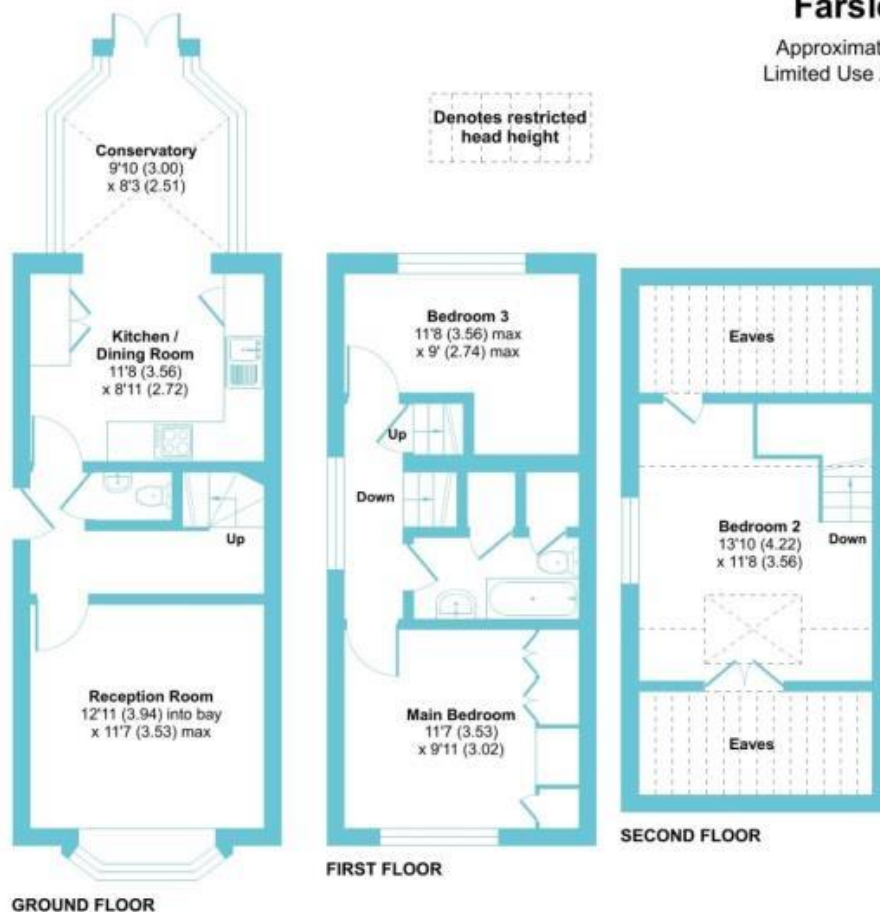




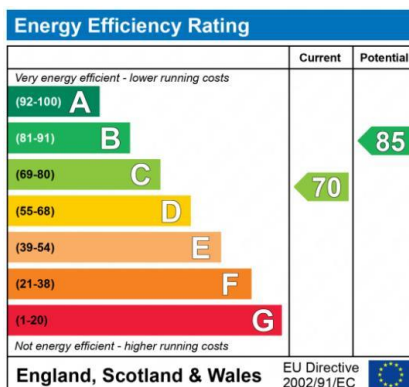
Farsley, Pudsey, LS28

Approximate Area = 831 sq ft / 77.2 sq m
Limited Use Area(s) = 201 sq ft / 18.7 sq m
Total = 1032 sq ft / 95.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2022. Produced for Linley & Simpson. REF: 8311114



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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