



PARKSIDE WALK,
FARSLEY, LEEDS,
LS28 5TJ
£190,000

2 Bedroom House

LINLEY &
SIMPSON

Attention FIRST TIME BUYERS looking in the village of FARSLEY. This TWO DOUBLE BEDROOM house has been well looked after and loved. The house enjoys a TASTEFUL, MODERN BATHROOM and CHARACTERFUL YET STYLISH KITCHEN/ DINER. The house also has private parking and a DETACHED GARAGE; come and take a look!

Farsley is a fantastic village in the borough of Pudsey. Its historic, quaint high street hosts a plethora of shops, bars and eateries meaning there is never any real need to leave Farsley (and many never do). The area is ideal for a range of buyers including first time buyers and young families who will be attracted to the aesthetic beauty of the village and also the proximity to many sought-after local schools and academies. Farsley is very well connected with road and bus transport routes to Leeds and to Bradford. And the New Pudsey train station is less than a mile away.

Accommodation

Ground Floor

Kitchen/ Diner

From Parkside Walk, the house is accessed via an external door into the kitchen/ diner. The kitchen/ diner is a well laid out room, with solid wooden wall and base units hugging two of the walls, leaving ample space left for a four seater dining table. There is an under-stair storage cupboard for hiding shoes and coats and the whole room has the original wooden floor underfoot which is a lovely feature and practical for day to day living.

Living Room

Accessed to the rear of the kitchen/ diner is the large living room. This is a warm and cosy room which has been very well maintained by the current owners. With ample space for two good sized sofas; and leaving plenty of floor space afterwards, this room is as versatile as it is large. The whole room is illuminated nicely by a curved bay window and there is an external door leading to the private, lawned garden.

First Floor

Master Bedroom

On the first floor is the master bedroom. This room is a very good sized double, with great views over the lawned garden and beyond that over Farsley Celtic football grounds. This well proportioned room is a great master bedroom and has built in wardrobes which run the full depth of the room along the adjacent wall.

Second Bedroom

The second bedroom is to the front of the first floor and is a well proportioned double bedroom. It is a good size and is currently utilised as a guest bedroom, this room could easily be mistaken for the master bedroom as the sizes are so similar.

House Shower-Room

The house bathroom is also located on the first floor and has a very modern white three piece suite consisting of a toilet, hand basin and a large walk in shower. The shower is a 'rain shower' with a second detachable head, and the hand basin is very tastefully set into reclaimed scaffolding boards. The tiling in the bathroom is very nicely done and the wood effect floor tiles are a very unique feature which need to be seen to be appreciated.

Loft Storage Space

There is a good sized loft space in the house accessed from the first floor landing. This is a great storage space which has been mostly boarded on the floor.

Exterior/ Gardens

Externally to both sides there are good sized gardens. The garden to the roadside (accessed outside the kitchen) is south facing and is made up as follows; decked up to the house the full width (great for entertaining and enjoying the sunshine), then beyond the decking there is artificial grass for easy maintenance, and then there are two block paved pathways too. Both gardens are fully fenced and secured. Externally to the other side of the house is a lawned garden with a path running through it. The current owner has a raised planter which is currently growing sweetcorn but of course this garden could be used however the lucky new buyer feels is best.

Detached Garage

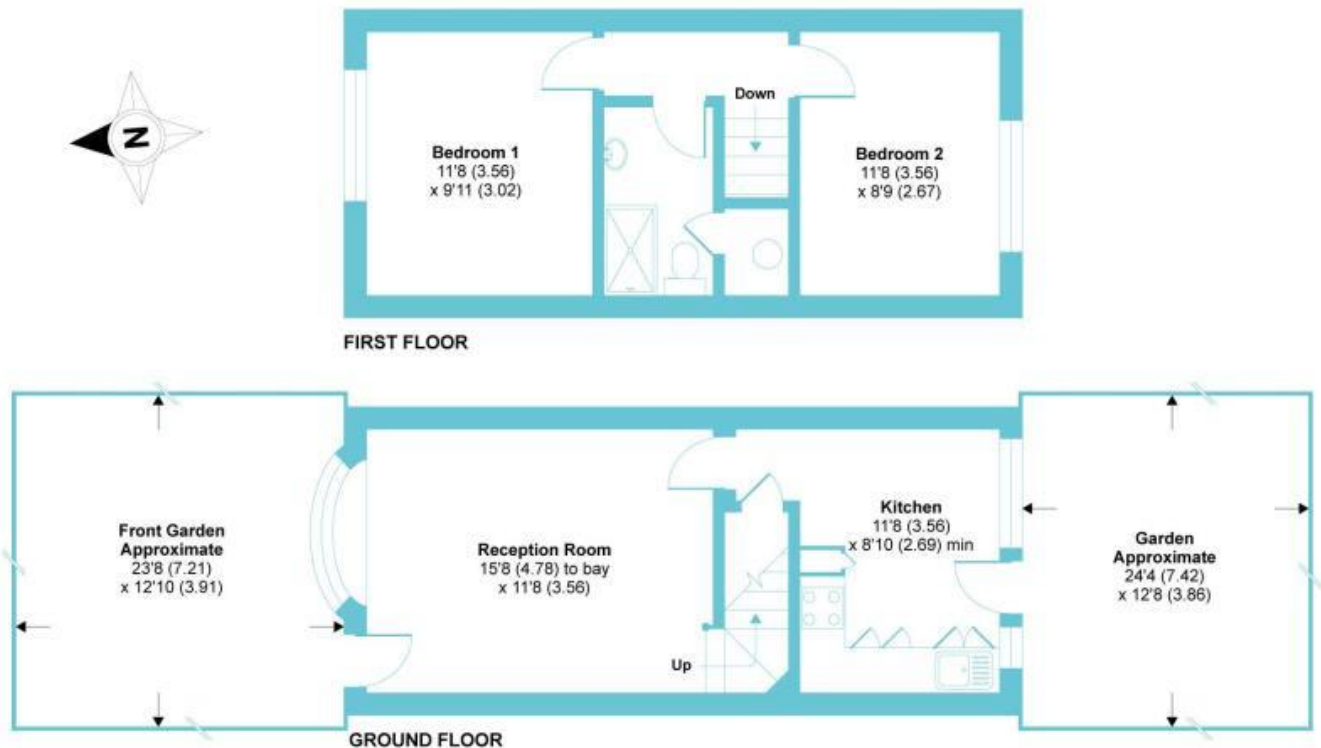
There is a detached garage being sold with the house which is a great handy storage space with a private parking space in front of it.

Agents Note - Please be advised that the seller of this property is a relative of a member of staff at Linley and Simpson LTD.



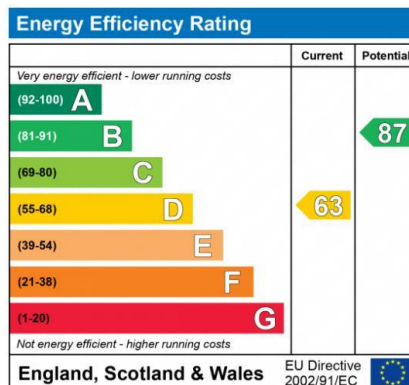
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APPROX. GROSS INTERNAL FLOOR AREA 660 SQ FT 61.3 SQ METRES



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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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