

# HUNTERS®

HERE TO GET *you* THERE



## South Drive

Farsley, LS28 5DT

£290,000



Council Tax: B



# 15 South Drive

Farsley, LS28 5DT

£290,000



- Act fast! - Internal viewing recommended
- Extended semi-detached home in prime Farsley location
- Open-plan kitchen diner with range style oven and breakfast bar
- Sun-room extension with Velux skylights and bifold doors
- Two double bedrooms plus well-proportioned single
- Modern bathroom with P-shaped bath and shower
- Landscaped rear garden with patio, lawn and apple tree
- Insulated garden home office with power and Velux window
- Bright bay-fronted living room with gas fire
- Off-street parking; Council Tax band B

This EXTENDED SEMI-DETACHED home is for sale in the ever-popular FARSLEY, offering an immaculate accommodation that's READY for a family to move straight into and enjoy.

Inside, the separate front LIVING ROOM is bay-fronted and enjoys plenty of natural light, with a gas fireplace creating a cosy focal point. To the rear, the heart of the home is an OPEN-PLAN KITCHEN and dining area with shaker-style units, range-style oven, tiled splashback and integrated dishwasher. A breakfast bar peninsula and generous space for a dining table make this a sociable HEART OF THE HOME for everyday life and entertaining. A rear SUN-ROOM EXTENSION continues the open-plan feel, flooding light into the dining area. Dual Velux skylights and BIFOLD DOORS out to the DECKING help to bring the garden into daily living.

Upstairs, the main BEDROOM is a well-sized double with FITTED WARDROBES and a pleasant outlook to the rear. The second bedroom is also a good-sized double at the front of the house, while bedroom three is a well-proportioned single, IDEAL as a child's room, study or dressing room. The BATHROOM feels modern and fresh, with a P-shaped bath, rinse shower over, heated towel rail and frosted window.

Outside, the landscaped rear GARDEN features a patio with raised planters, lawn with an apple tree and external lighting. To the side, a lean-to provides valuable STORAGE with power, leading to an impressive insulated HOME OFFICE with Velux skylight and views over the garden. OFF-STREET PARKING is available on the drive at the front. The property falls within Council Tax band B.

LOCATION - Farsley's vibrant village centre is within walking distance, with its independent cafés, bars and shops along Town Street and access towards Farsley high street. There are nearby schools, and regular rail services from New Pudsey station provide routes to Leeds and Bradford, making this location practical for commuting as well as family life.

Tel: 0113 257 6198

### DINING KITCHEN

20'2" x 12'5" (6.16m x 3.79m)

### LIVING ROOM

13'0" x 10'5" (3.97m x 3.18m)

### SUN ROOM

13'6" x 10'3" (4.12m x 3.14m)

### OFFICE

7'5" x 6'7" (2.28m x 2.01m)

### STORE

14'7" x 7'5" (4.47m x 2.28m)

### BEDROOM ONE

13'8" x 12'5" (4.19m x 3.79m)

### BEDROOM TWO

10'11" x 10'5" (3.35m x 3.18m)

### BEDROOM THREE

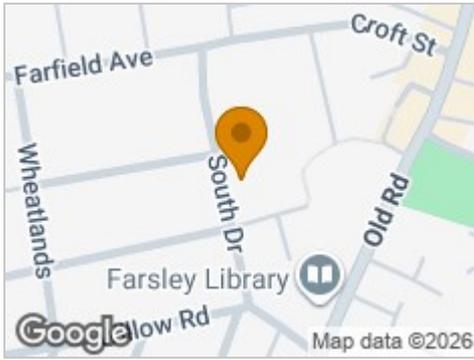
8'11" x 7'7" (2.72m x 2.32m)

### BATHROOM

8'11" x 5'11" (2.74m x 1.82m)



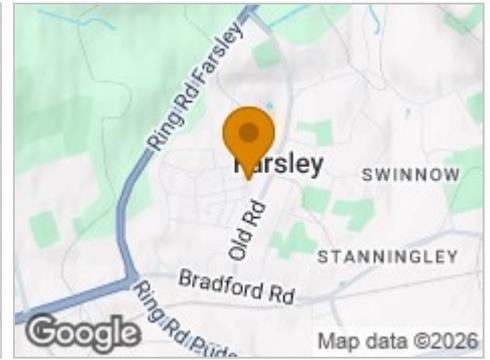
## Road Map



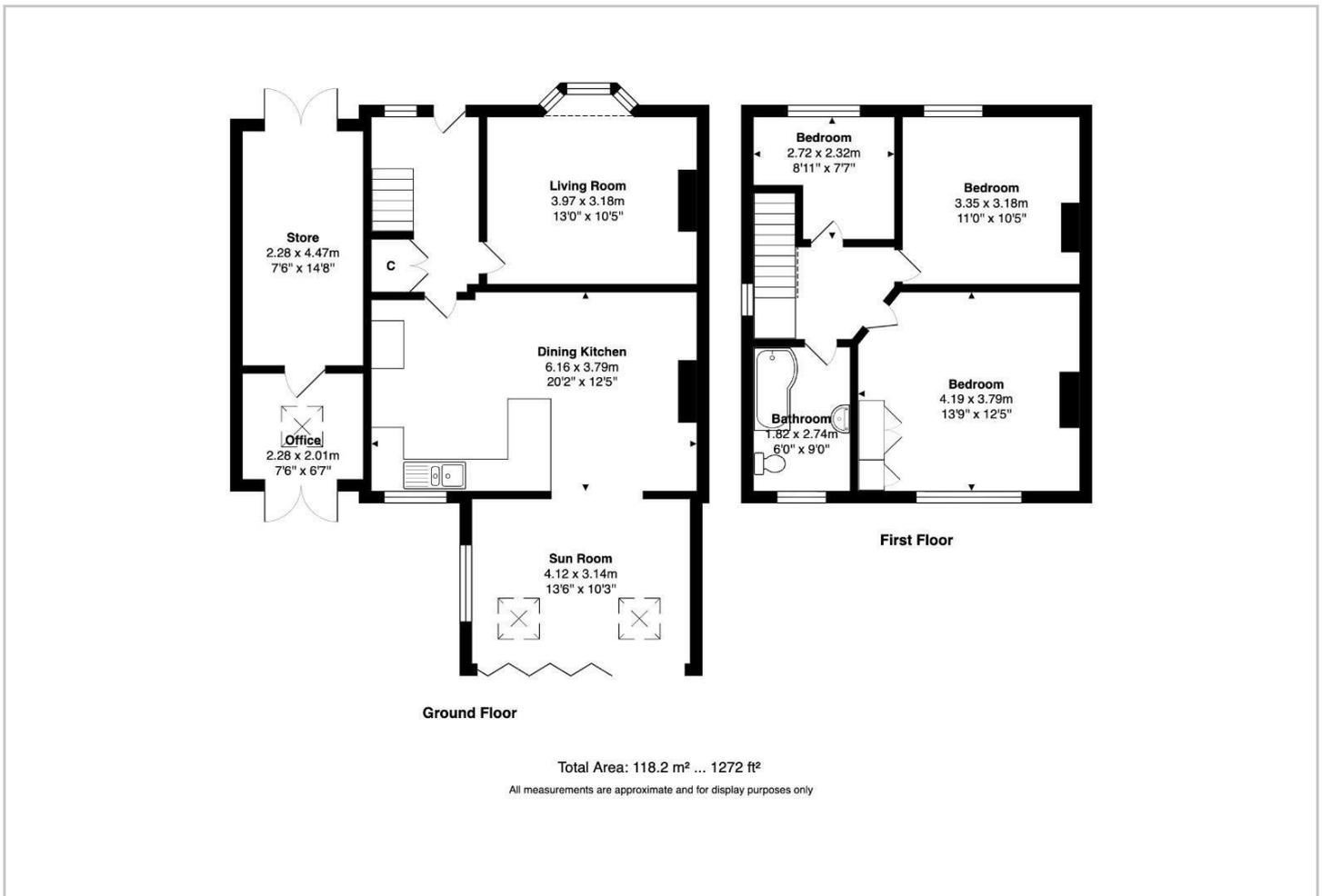
## Hybrid Map



## Terrain Map



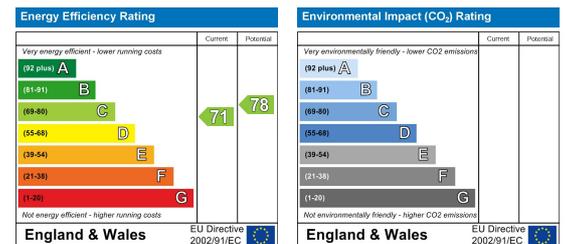
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.