

# HUNTERS®

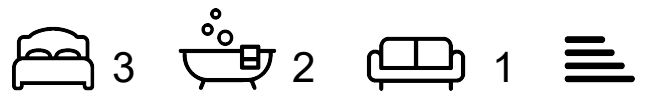
HERE TO GET *you* THERE



## Palmer Green

Farsley, LS28 5FW

£325,000



Council Tax: C

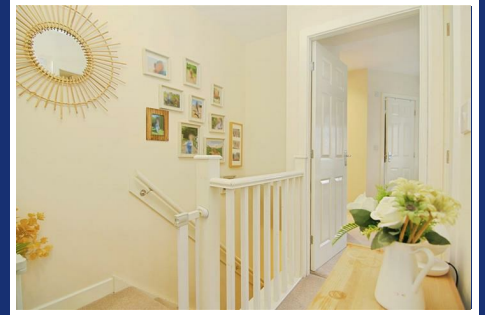




# 5 Palmer Green

Farsley, LS28 5FW

£325,000



- Popular central Farsley location
- Three bedroom modern home
- Two bathrooms plus ground floor W/C
- Landscaped garden plot
- Ideal first home or couple purchase
- Insulated home office with underfloor heating
- Allocated parking
- Hive smart heating system
- Highly sought after - act fast to not miss out!

For sale is this well presented three bedroom home, positioned within the heart of ever popular Farsley and offering a practical layout, modern finishes and a highly usable outdoor space.

Set on a private, sought-after plot with allocated parking, the property is ideally suited to first time buyers, couples or those seeking a home ready to move straight into. The welcoming reception room sits to the front of the house, finished in neutral tones with window blinds and providing a comfortable, versatile living space. To the rear, the kitchen diner features shaker style units, tiled flooring, integrated fridge and dishwasher, with French doors opening directly onto the patio, creating an easy flow for everyday living and entertaining.

Upstairs, the principal bedroom is an impressive double with fitted wardrobes and a modern ensuite shower room comprising tiled suite, heated towel rail, WC, sink and frosted window. A further double bedroom overlooks the private garden, while the third single bedroom shares the same outlook and offers flexibility as a nursery, dressing room or home office. The main house bathroom includes a bath with shower over, white pedestal sink and heated towel rail, alongside an additional WC, giving excellent practicality for modern living.

The rear garden is particularly private and designed for low maintenance enjoyment, featuring a patio seating area to the top, with astroturf and decking to the lower section creating clearly defined spaces for relaxing or outdoor dining.

A standout feature is the separate home office or hobby room, fully insulated and complete with underfloor heating, wired internet, power and lighting, making it a genuinely functional year round workspace. The home also benefits from Hive smart heating.

Farsley continues to be one of the area's most desirable village locations, known for its independent cafés, bars and shops, along with nearby green spaces and walking routes. Excellent transport links include regular bus services and New Pudsey train station within easy reach, alongside local schools and everyday amenities.

Council Tax Band C.

Tel: 0113 257 6198

## ENTRANCE HALL

## DOWNSTAIRS W.C

## LIVING ROOM

11'11" x 16'9" (3.64 x 5.12m)

## KITCHEN DINER

14'10" x 10'9" (4.54 x 3.29m)

## LANDING

## HOUSE BATHROOM

8'7" x 5'6" (2.63 x 1.70m)

## BEDROOM ONE

14'10" x 14'2" (4.54 x 4.32m)

## ENSUITE

5'9"x 6'2" (1.76x 1.89m)

## BEDROOM TWO

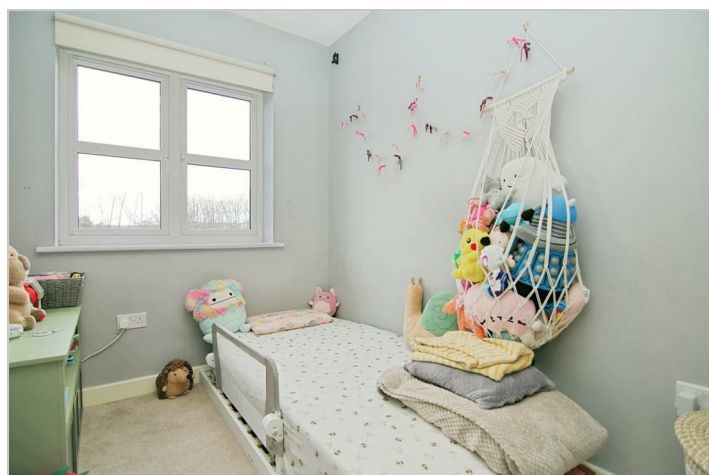
8'7" x 11'5" (2.63 x 3.49m)

## BEDROOM THREE

6'1" x 10'5" (1.87 x 3.19m)

## HOME OFFICE

7'3" x 9'3" (2.23 x 2.83m)



Road Map



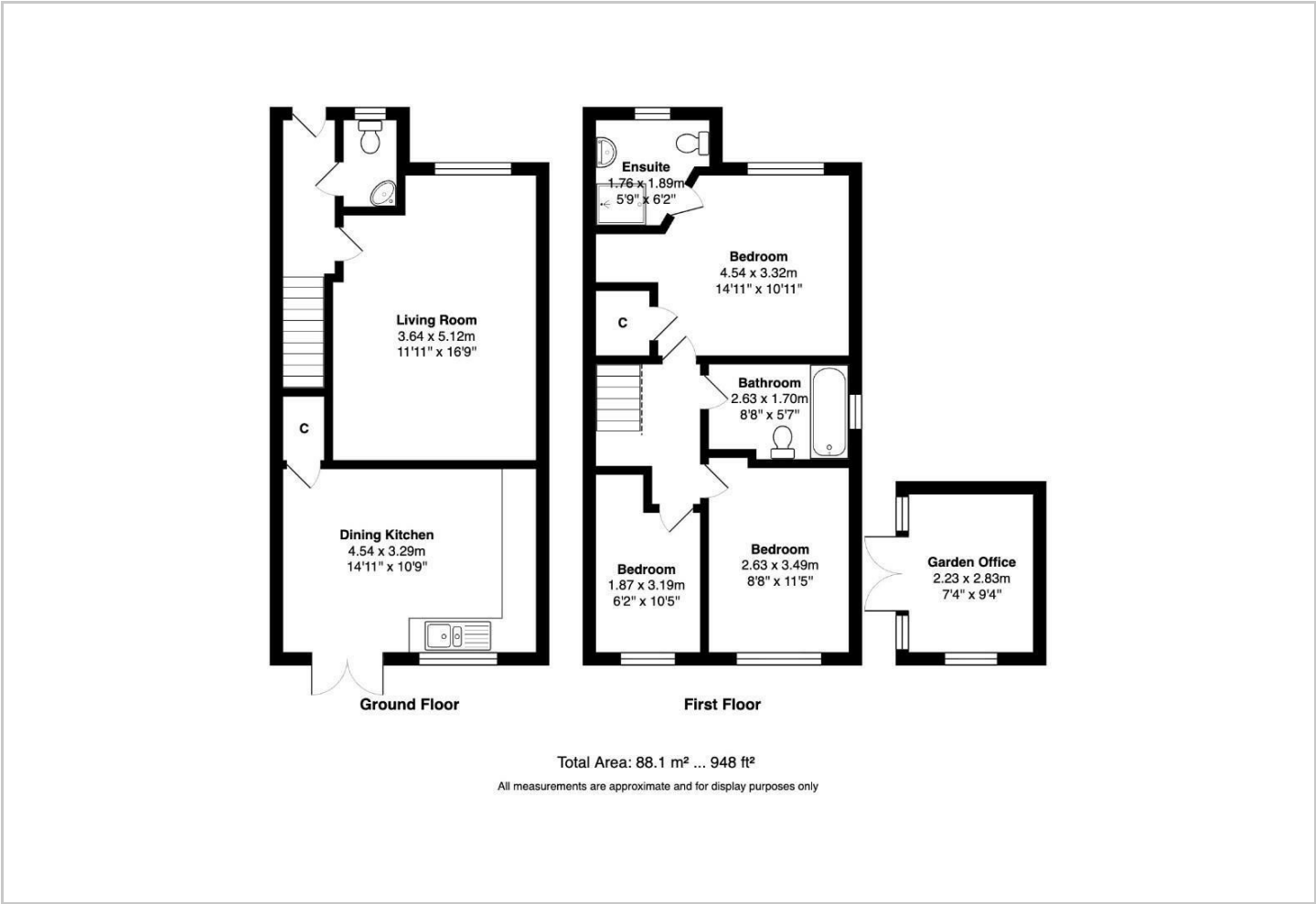
Hybrid Map



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.