

# HUNTERS®

HERE TO GET *you* THERE



## New Park Vale

Farsley, LS28 5TY

£500,000



Council Tax: C



# 1 New Park Vale

Farsley, LS28 5TY

£500,000



- Fully refurbished detached house
- Four generous bedrooms
- Downstairs wc
- Zoned heating system
- Ground Floor underfloor heating
- Off road parking
- Family room/kitchen
- Integrated appliances
- EV charging point
- South facing garden

Welcome to this immaculate DETACHED house that's now available, a true gem in a sought-after location. This stunning property has been fully refurbished in 2022 and boasts features such as a south facing garden, an EV charging point, a zoned heating system, and underfloor heating in the downstairs area. A new roof and wiring, and plenty of garden and loft storage space make this a truly standout home.

Step inside and be greeted by a welcoming ENTRANCE with a composite door, leading into the living room and to a DOWNSTAIRS WC with a tiled floor and washbasin.

The house features FOUR generous bedrooms, three of which are good sized doubles with built-in wardrobes, while the fourth is a cosy single room or perfect for a home office. The house BATHROOM is fully tiled, featuring a separate shower cubicle, LED lighting, and a chrome heated towel rail.

The heart of the home is the wonderful FAMILY ROOM - with a quality Wren kitchen that's filled with natural light. It has integrated appliances, ample space for dining, and bi-folding doors with blinds that open up to the garden. The room also benefits from underfloor heating, built-in storage, and a sink with a boiling tap. The property also houses a light and sunny LIVING room with a large front window and the heating is controlled with a Honeywell eco system.

Outside, you'll find a paved courtyard to the front, complete with an electric charging point. At the rear, a low maintenance, sunny garden with ample timber storage space awaits, providing an enclosed, safe outdoor area for families and perfect for outdoor entertaining.

With excellent public transport links and local village amenities nearby, as well as an array of green spaces, walking, and cycling routes, this property is ideal for families. Nearby well-regarded schools and parks further enhance the appeal of the location. The village is perfect placed to access the excellent commuting links to both Leeds & Bradford via Pudsey station and the ring road.

The Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198



## ENTRANCE

## LIVING ROOM

19'7" x 15'3" (5.97 x 4.67)

## FAMILY ROOM

23'4" x 19'7" (7.13 x 5.97)

## DOWNSTAIRS WC

5'5" x 3'5" (1.67 x 1.06)

## BEDROOM ONE

11'5" x 8'9" (3.49 x 2.69)

## BEDROOM TWO

14'6" x 8'9" (4.44 x 2.69)

## BEDROOM THREE

11'3" x 7'6" (3.44 x 2.29)

## BEDROOM FOUR

11'7" x 5'11" (3.55 x 1.81)

## HOUSE BATHROOM

8'0" x 5'5" (2.44 x 1.67)



Road Map



Hybrid Map



Terrain Map



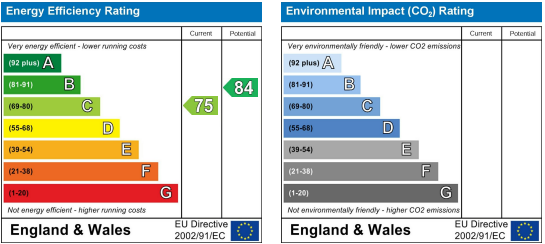
Floor Plan



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.