

HUNTERS®

HERE TO GET *you* THERE



Sycamore Walk

Farsley, Pudsey, LS28 5BS

Offers In The Region Of £300,000



18 Sycamore Walk

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- Three bedroom semi-detached house
- Beautifully presented throughout
- New kitchen, windows and doors
- Great family home
- Popular cul-de-sac location
- Driveway and enclosed garden
- Close to amenities on Farsley town street

Hunters are excited to offer for sale this beautifully presented THREE BEDROOM SEMI DETACHED home located at the head of a popular CUL-DE-SAC in Farsley, close to an excellent range of local amenities on Farsley town street and transport links including New Pudsey station. The property has recently undergone a programme of refurbishment and offers stunning, ready to move into accommodation throughout including an impressive Howdens KITCHEN/DINER installed in 2022, new windows and doors replaced in 2022 and externally a DRIVEWAY and enclosed GARDEN to the rear. There are also plans for a single-storey side extension which we have been informed by the current vendor are within permitted development and would create a downstairs shower room and utility room. This is a wonderful opportunity for a range of buyers including FIRST TIME BUYERS and FAMILIES to purchase a wonderful home which is ready to move into!

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, in addition to a security alarm system, the accommodation briefly comprises: ENTRANCE HALL with stylish composite door and stairs rising to the first floor. The LIVING ROOM is a generous size and has a gas fire with surround and hearth and a large bow window to allow plenty of natural light. The stunning Howdens KITCHEN/DINER is an incredible space and showcases an excellent range of shaker style wall and base units, an integrated electric oven, gas hob and extractor hood, space for an American style fridge/freezer, washing machine and a dining table and chairs. An understairs cupboard provides space for a dryer, and sliding patio doors lead out to the garden.

Upstairs, there are THREE bedrooms, a house bathroom and the LANDING has a large storage cupboard and access to a loft space for further storage. BEDROOM ONE, to the front, is a double sized room and has a range of fitted wardrobes with sliding doors. BEDROOM TWO, to the rear, is another double sized room and BEDROOM THREE is a single sized room with a storage cupboard, ideal as a children's bedroom or home office. The BATHROOM has a modern three piece white suite with P shaped bath, overhead electric shower, heated towel rail and part tiled walls.

Outside, to the front, there is a lawned area and a DRIVEWAY for off street parking. A gate to the side leads to the back garden which is fully enclosed by fencing and provides an excellent space to entertain, play and relax. The garden is part lawned and has a beautiful decking area as well as a patio for table and chairs. A wooden shed provides outdoor storage.

The location of the property is perfect to access the popular village amenities in Farsley, including a great variety of local shops, cafés and restaurants. There are a good choice of local primary and secondary schools in the area and also excellent commuting links to both Leeds and Bradford via the Leeds Ring Road and Pudsey Railway Station which is situated within 1 mile of the address.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

15'35 x 11'96 (4.57m x 3.35m)

KITCHEN/DINER

15'20 x 10'44 (4.57m x 3.05m)

LANDING

BEDROOM ONE

14'25 x 8'82 (4.27m x 2.44m)

BEDROOM TWO

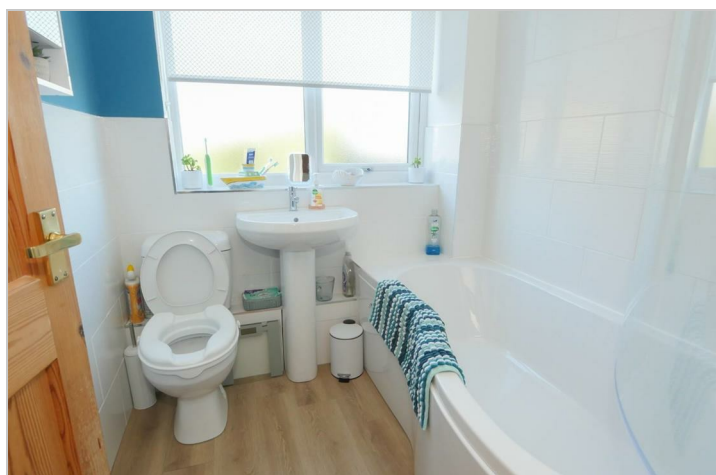
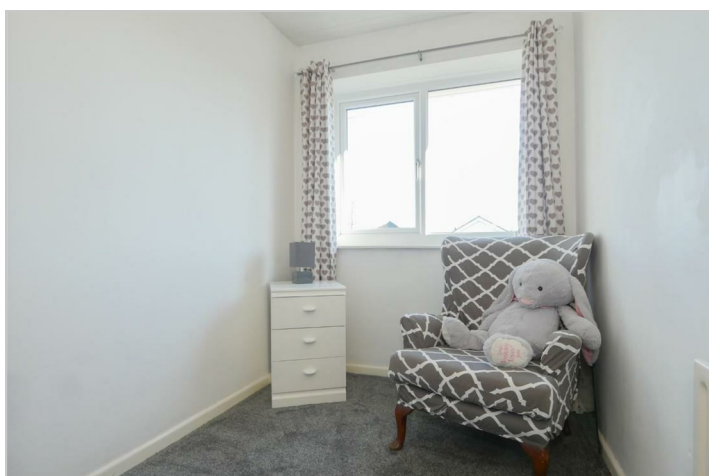
11'40 x 8'79 (3.35m x 2.44m)

BEDROOM THREE

9'25 x 6'05 (2.74m x 1.96m)

BATHROOM

6'19 x 5'98 (1.83m x 1.52m)



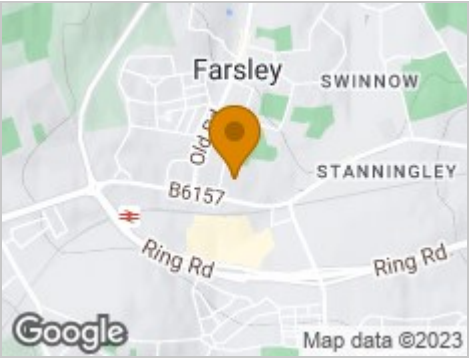
Road Map



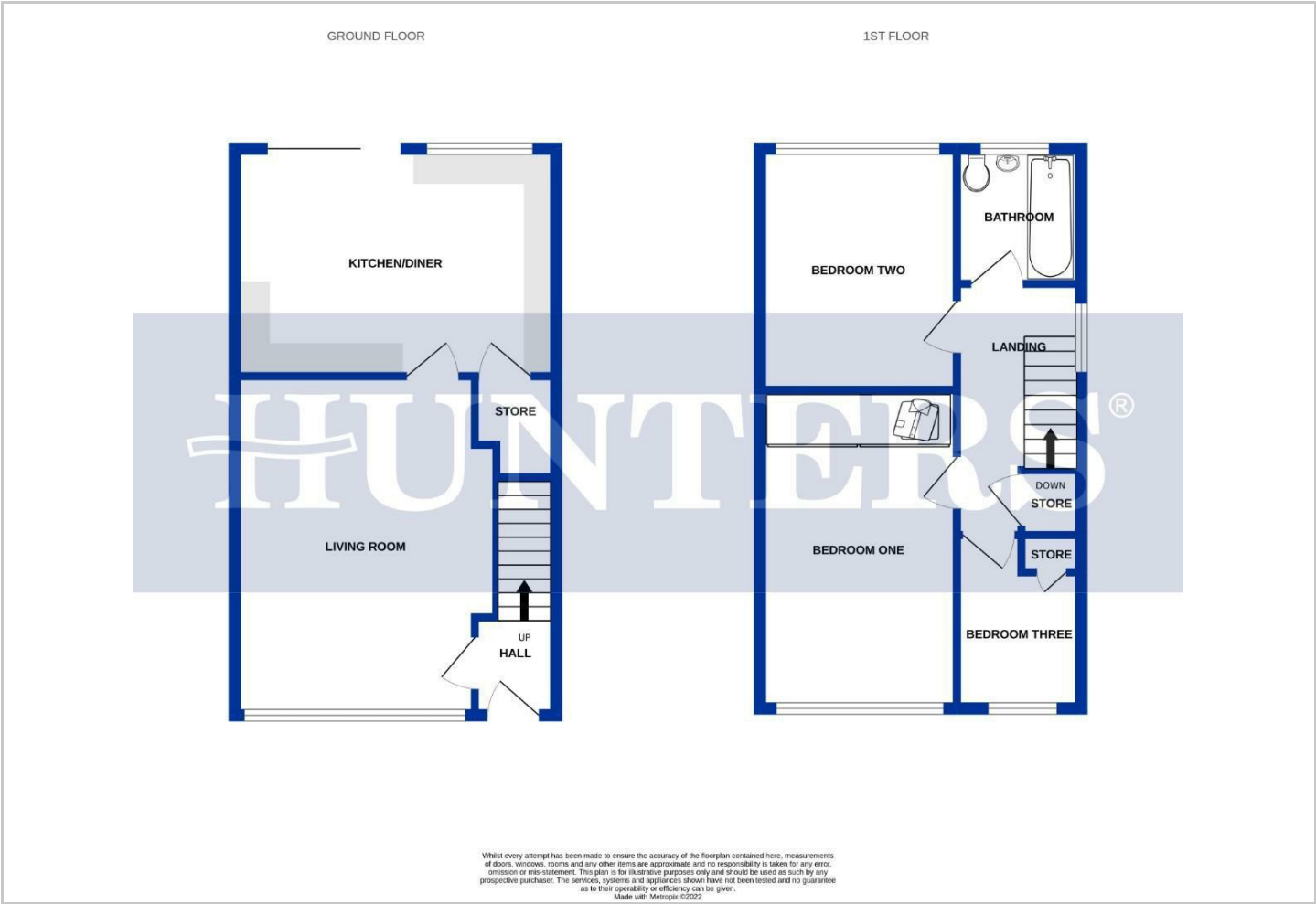
Hybrid Map



Terrain Map



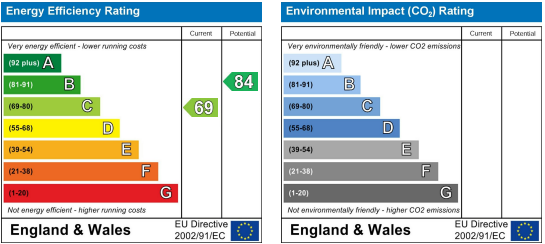
Floor Plan



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.