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## Burnt Side Road

New Farnley, LS12 5HX

Offers In The Region Of £400,000



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# Moor Top Farm Burnt Side Road

New Farnley, LS12 5HX

## Offers In The Region Of £400,000



- Charming three bedroom detached house
- No forward chain
- Perfect for growing families
- Beautifully presented throughout
- Stunning kitchen/diner
- Three double bedrooms
- Large south facing garden and single garage
- Potential to extend subject to planning
- Sought after New Farnley location

This charming and individual THREE BEDROOM DETACHED property is offered to the market with NO FORWARD CHAIN and in this highly sought after NEW FARNLEY location which is sure to appeal to a range of buyers, in particular FAMILIES. Occupying a sizeable plot with a large SOUTH FACING GARDEN to the front, a SINGLE GARAGE and potential to extend subject to relevant planning permission. The home is presented to a very high standard throughout and offers spacious and comfortable accommodation. Built circa 300 years ago and having undergone a complete transformation in recent years by the current owner, the property boasts modern family living whilst retaining many character features and a traditional feel.

The property has both PVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING throughout and briefly comprises: ENTRANCE PORCH with storage and seating space. A fabulous light and spacious country style KITCHEN/DINER with exposed original wooden beams, original storage cupboard and space for a large dining table and chairs. There is a fantastic range of modern wall and base units with soft closing doors, contrasting laminate worktops, pull out condiment drawer, ceramic sink with draining board and stainless steel mixer tap, integrated low level fridge and freezer, washing machine and space for an AGA cooker. A door leads to the cellar which has light and is perfect for storage. The LIVING ROOM has a lovely cosy feel and is a generous size with original wooden beams and exposed brick wall.

To the first floor, there are THREE good sized bedrooms, shower room and the LANDING provides access to the loft space. BEDROOM ONE is a brilliant sized double room with exposed brick chimney breast, built in wardrobe and free standing bathtub, with anti-slip laminate flooring. BEDROOM TWO, to the front of the house, is another double sized room with space for bedroom furniture. BEDROOM THREE, to the rear, is a double sized room with a delightful outlook. The SHOWER ROOM has a modern three piece suite with shower cubicle and overhead mains powered rainfall shower head, fully tiled walls, tiled flooring and inset spotlights.

Outside, to the front, there is a beautiful lawned garden with mature borders, enclosed by fencing and with an area for a table and chairs, the ideal place to wind down and relax. There is a long driveway allowing ample OFF STREET PARKING and a SINGLE GARAGE with light perfect for storage.

The property is ideally located for commuting to both Leeds and Bradford and has excellent links to both the Leeds ring road and motorway network. There is a local pub within 300 metres and fabulous countryside walks within 100 metres.

Tel: 0113 257 6198

## KITCHEN/DINER

18'3" x 16'4" (5.56 x 4.98)

## LIVING ROOM

16'6" x (5.03 x)

## PORCH

8'8" x 4'0" (2.64 x 1.22)

## BEDROOM ONE

16'9" x 11'9" (5.11 x 3.58)

## BEDROOM TWO

14'10" x 9'0" (4.52 x 2.74)

## BEDROOM THREE

11'10" x 7'8" (3.61 x 2.34)

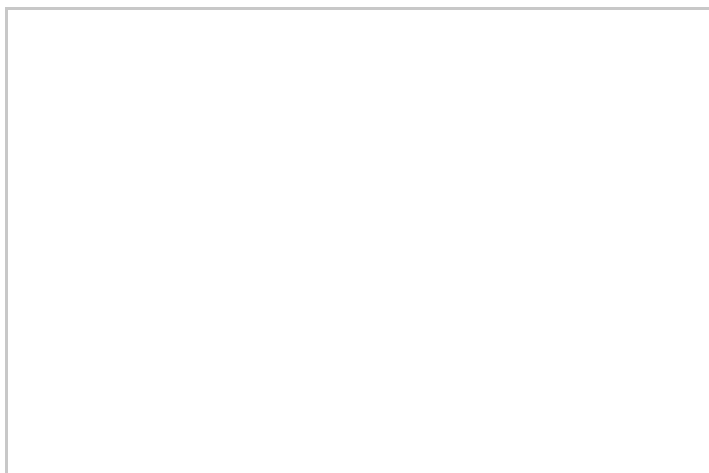
## SHOWER ROOM

8'2" x 6'0" (2.49 x 1.83)

## GARDEN

## DRIVEWAY

## VIEWS



Road Map



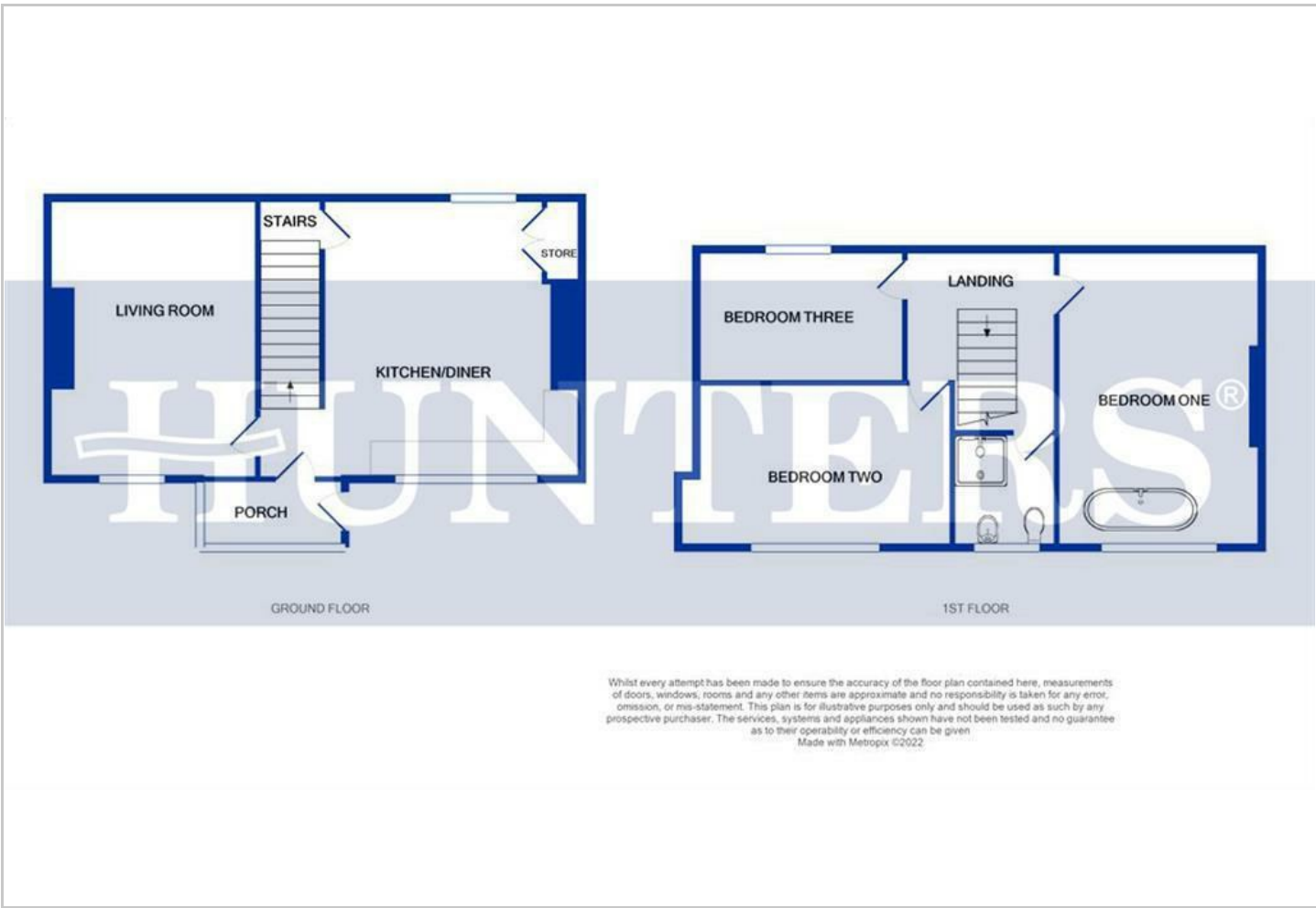
Hybrid Map



Terrain Map



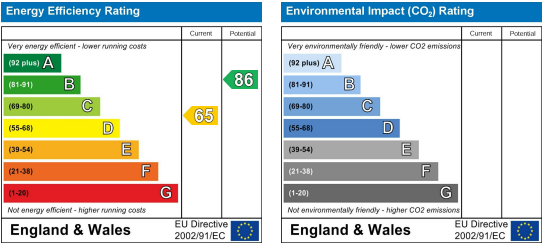
Floor Plan



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.