

HUNTERS[®]

HERE TO GET *you* THERE



Cherry Tree Crescent

Farsley, LS28 5SR

Asking Price £300,000



Council Tax: C



64 Cherry Tree Crescent

Farsley, LS28 5SR

Asking Price £300,000



- Three Bedroom Semi detached house
- Plus occasional loft room
- Spacious Living room and Kitchen/diner
- South facing rear garden with pergola
- Off road driveway parking
- Cul de sac position
- Two wooden storage sheds
- Family sized Home in great location
- Close to the center of the village

Hunters are delighted to offer this MODERN STYLE THREE BEDROOM SEMI DETACHED PROPERTY, situated in a quiet cul de sac position, as part of this well regarded residential village, just to the lower end of Farsley Town Street, only a short distance to the village amenities; cafés, shops, primary schools and Farsley Park.

The living accommodation has GAS CH and is fully DOUBLE GLAZED, in brief comprises; ENTRANCE HALL leading to a light and spacious LIVING ROOM which has a large picture window overlooking the front aspect and media unit for family entertainment, a door leads to the MODERN OPEN KITCHEN/ DINER with ample high gloss storage units and integrated electric oven/hob/hood and microwave, ideal for family living with space for a dining table and French Doors giving access to the lovely rear garden. Upstairs provides TWO DOUBLE SIZED BEDROOMS as well as a single bedroom or home office, plus the BATHROOM, which is fully tiled, with a white suite, including a main powered shower over the bath, heated towel rail and inset ceiling spotlights. From the landing a staircase gives access to the occasional room in the roof, which has a Velux type windows and far reaching views. This room has been previously used as a child's bedroom, but there is restricted head room.

Externally, there is a low maintenance and well-maintained garden to the front and rear, which is west facing with an Indian stone patio, artificial turf and a pergola. A driveway provides OFF ROAD PARKING, plus TWO timber storage sheds with power and lighting.

Farsley village has 2 popular primary schools and is great to access the commuting links to Leeds and Bradford via the Ring Road and the Pudsey railway station

This wonderful property will make for a great family home and viewing is highly recommended in order to appreciate the great location and flexible layout.

LIVING ROOM

15'1" x 10'9" (4.60 x 3.30)

KITCHEN/DINING

15'1" x 10'2" (4.62 x 3.10)

BEDROOM ONE

12'9" x 9'3" (3.89 x 2.84)

BEDROOM TWO

12'6" x 9'3" (3.82 x 2.83)

BATHROOM

7'0" x 5'11" (2.14 x 1.81)

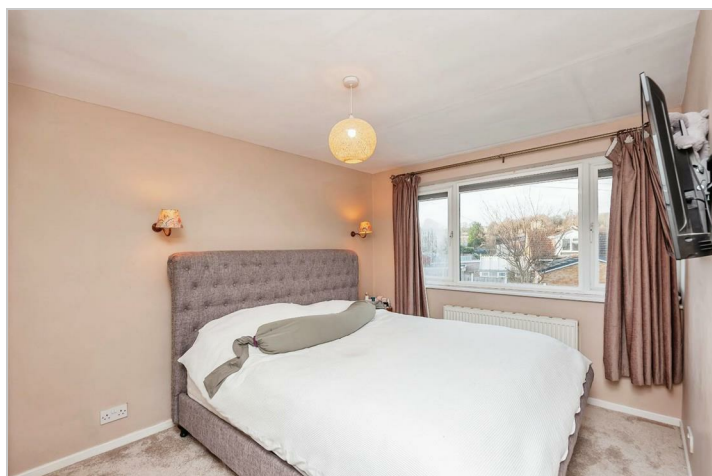
BEDROOM THREE

7'4" x 5'6" (2.24 x 1.70)

OCCASIONAL LOFT ROOM

15'1"x 15'1" max (4.61x 4.61 max)

REAR GARDEN



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Kitchen/Diner
4.62m x 3.10m
(15' 2" x 10' 2")

Living room
4.60m x 3.30m
(15' 1" x 10' 10")

Hall

First Floor

Bathroom
2.14m x 1.81m
(7' 0" x 5' 11")

Landing

Bedroom
3.82m x 2.83m
(12' 6" x 9' 3")

Bedroom
3.89m x 2.84m
(12' 9" x 9' 4")

Bedroom
2.24m x 1.70m
(7' 4" x 5' 7")

Second Floor

Occasional Room
4.61m x 4.61m
(15' 1" x 15' 1")

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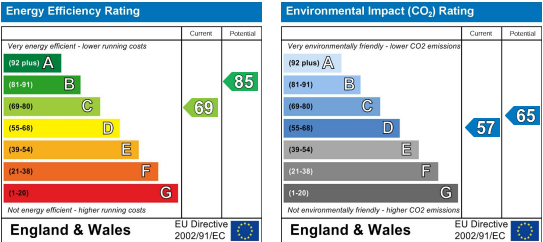
Total floor area 93.4 m² (1,005 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.