

Kirklees Drive,Farsley Pudsey LS28 5TD

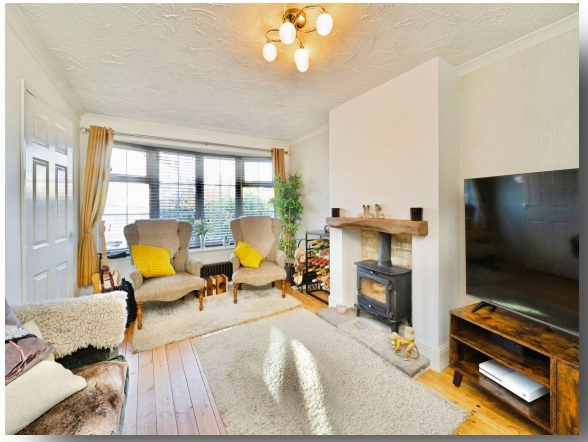
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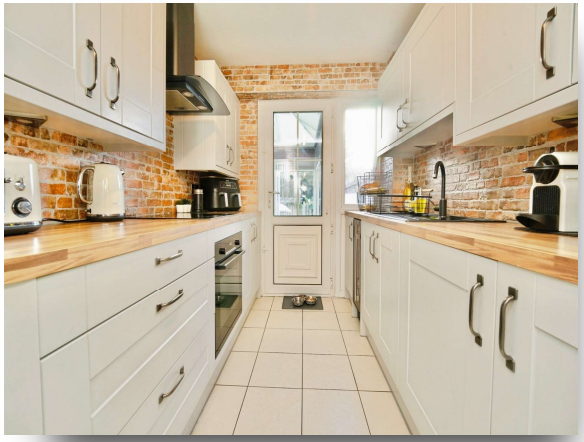
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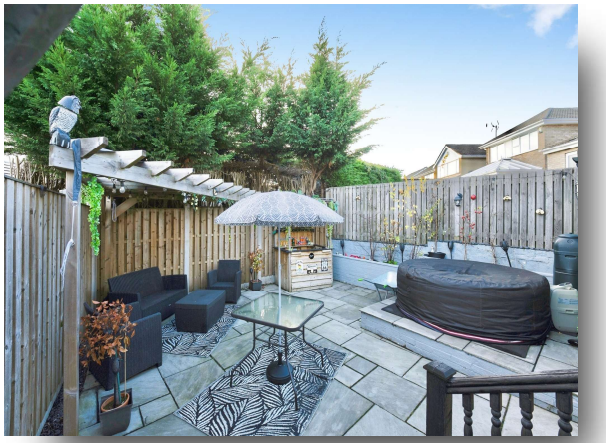
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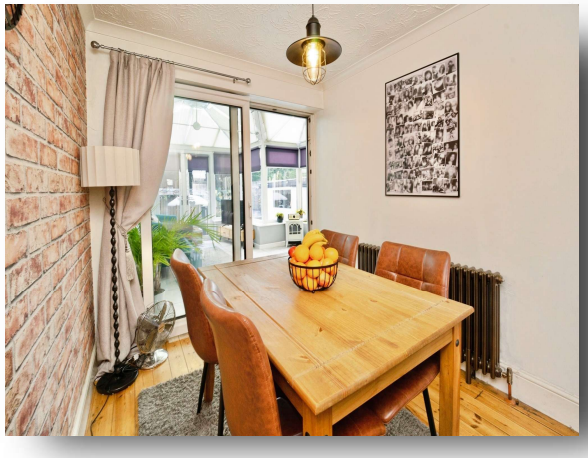
Occupying a desirable position on the popular Kirklees Estate in Farsley, this impressive stone-built detached home offers three bedrooms, three reception rooms and a cosy wood-burning stove. Featuring a bright conservatory, modern bathroom, CCTV system,a powered garage and patio area with pegola.

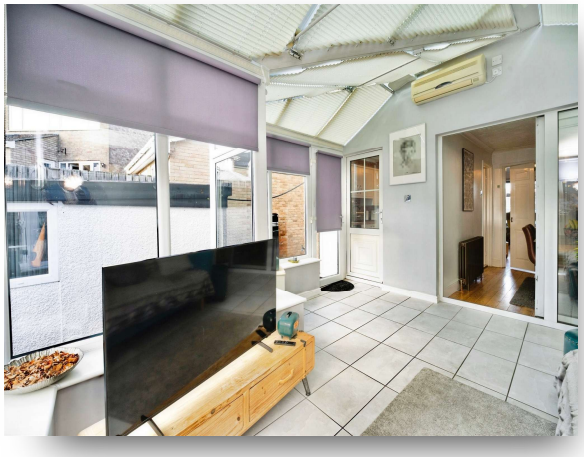












Property Information
Situated on the ever-popular Kirklees Drive in Farsley, this attractive stone-built detached residence offers spacious and versatile accommodation, perfect for growing families and those seeking a home with character, charm and excellent outdoor entertaining space.

Beautifully presented throughout, the property boasts three reception rooms, a cosy wood-burning stove, a bright conservatory enjoying an abundance of sunshine, modern bathroom facilities, CCTV security system and a garage with power. Occupying a desirable position within this sought-after residential development, the home also enjoys far-reaching views from the principal bedroom and excellent outdoor space for socialising and relaxing.

Entrance Hall
A welcoming entrance hall providing access to the ground floor accommodation, creating an excellent first impression and offering useful space for coats and shoes.

Lounge
A delightful principal reception room featuring a wood-burning stove which creates a warm and inviting focal point. A comfortable space for relaxing with family and friends.

Dining Room
A separate dining room offering ample space for formal dining and entertaining, conveniently positioned adjacent to the kitchen.

Conservatory
A wonderful additional reception room enjoying a sunny aspect and overlooking the garden. Flooded with natural light, this versatile space is ideal as a sitting room, garden room or home office.

Kitchen
The fitted kitchen combines practicality with character, featuring an attractive exposed brick feature wall, a range of fitted units with integrated spotlight lighting and ample worktop space. A useful pantry cupboard provides additional storage.

Landing
Providing access to all first-floor rooms.

Loft
The loft is accessed via a convenient pull-down ladder, providing excellent additional storage space.

Bedroom One
A generous double bedroom enjoying far-reaching views, complemented by a useful built-in storage cupboard.

Bedroom Two
A further well-proportioned double bedroom with ample space for bedroom furniture.

Bedroom Three
A versatile single bedroom which would equally suit use as a home office or study. Benefiting from a new radiator and useful storage above the bulkhead.

Bathroom
A stylish modern bathroom fitted with a contemporary suite comprising a walk-in shower, wash hand basin and WC, finished to a high standard.

Outside Area
Externally the property continues to impress with a fantastic patio and entertainment area, complete with a pergola, creating the perfect setting for outdoor dining, summer gatherings and relaxing evenings.

The garden provides a pleasant outdoor environment while the detached garage benefits from an up-and-over door and electricity supply, making it ideal for storage, parking or workshop use.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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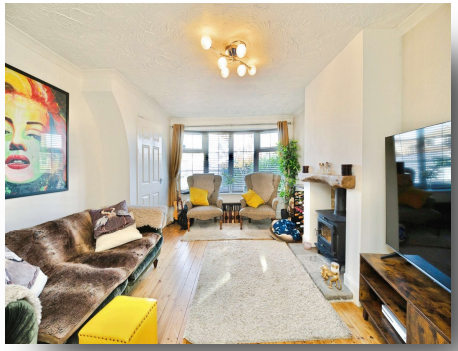
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- Sought-after location
- Characterful lounge with wood-burning stove
- Fitted kitchen with exposed brick feature
- Attractive stone-built detached home
- Modern bathroom with walk-in shower

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£375,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117385 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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