



Park Drive, Farnley Leeds LS12 6JB

welcome to

Park Drive, Farnley Leeds

Exceptional Four-Bedroom Detached Family Home. Situated in a sought-after residential area this outstanding detached home enjoys a fantastic position with far-reaching views towards the city centre while benefiting from a larger-than-average plot and private surroundings.



Property Information

Occupying a larger-than-average plot within this highly desirable location this impressive four-bedroom detached family home offers spacious and stylish accommodation throughout, complemented by a beautifully landscaped rear garden with gazebo/hosting area, stunning city views and a range of high-quality upgrades.

Lovingly maintained by the current owners, the property benefits from a modern fitted kitchen installed approximately three years ago, an attractive conservatory/orangery added eight years ago, ultra-fast broadband connectivity, shutter blinds throughout and a regularly serviced boiler. This is a wonderful opportunity to acquire a substantial family home with generous outdoor space, privacy and exceptional presentation throughout.

Entrance Hall

A welcoming entrance providing access to the principal ground-floor accommodation with Clever Closet downstairs pull out storage.

Guest Wc

Conveniently located downstairs cloakroom comprising WC and wash hand basin.

Lounge

A spacious and comfortable family living area with marble fire surround and remote control electric fire, ideal for both relaxation and entertaining.

Conservatory / Orangery

A fantastic addition to the home, installed approximately eight years ago. Featuring an impressive open glass roof that floods the room with natural light, this wonderful space enjoys attractive views over the landscaped garden and beyond, making it the perfect place to relax throughout the year.

Modern Fitted Kitchen

Refitted approximately three years ago, the stylish contemporary kitchen offers an excellent range of

fitted units and quality work surfaces. Features include Breakfast bar, integrated wine cooler, dishwasher, induction hob, electric fan oven and microwave, modern appliances, ample storage and workspace, door leading to the rear garden. A practical and sociable space designed for modern family living.

Landing

Spacious landing with loft access via a pull-down ladder with lighting and part boarded, providing useful additional storage.

Bedroom One

A generous double bedroom benefiting from fitted wardrobes, spotlights and en-suite shower room.

En-Suite

Modern suite incorporating a shower enclosure, wash basin, and WC.

Bedroom Two

A further spacious double bedroom with spotlights.

Bedroom Three

Another excellent-sized double bedroom offering built-in wardrobes and spotlights.

Bedroom Four

A well-proportioned double bedroom positioned to the rear of the property, with spotlights, enjoying lovely open views.

Family Bathroom

Well-appointed bathroom featuring modern three piece suite with full shower, spotlights, extractor fan.

Outside

A particular feature of the home is the beautifully landscaped rear garden extending to approximately 50 feet.

Designed for both family enjoyment and entertaining, the garden enjoys Larger-than-average plot for the area, Landscaped finish, secure gated boundaries, patio seating area, excellent privacy, sun

trap aspect, stunning views towards the city centre. This exceptional outdoor space offers the perfect balance of security, practicality, and enjoyment.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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Park Drive, Farnley Leeds

- OFFERED WITH VACANT POSSESSION
- Conservatory/orangery added approximately eight years ago
- Modern fitted kitchen installed approximately three years ago
- Downstairs WC, En-suite, House bathroom
- Shutter blinds throughout

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

offers in the region of
£465.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY117079 - 0006

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk