



HOME

MARKETING & MANAGEMENT

LAURELS, NEW STREET, FARSLEY LS28 5DJ

£745,000



Substantial Victorian Stone Detached
5 Bedrooms (4 doubles)
Luxury house Bathroom + 2 Shower Rooms
Basement Bar & Games / Cinema Room
2 Reception Rooms. Secure Storage
Spacious Kitchen with Flagged Floor
Contemporary Décor Throughout
Sash D/G & Gas C/H. Period Features
Lawned Garden to Front. Parking
Internal Viewing Highly Recommended

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GENERAL DESCRIPTION

A rare to market opportunity to own one of the finest Victorian detached homes in the heart of the sought after village of Farsley. This statement property will be of particular interest to families and executives seeking a lovingly renovated and well presented character home which benefits from: Many exceptional period features and luxury fixtures and fittings and designer décor; quality bespoke fitted Kitchen including Rangemaster oven, Bosch appliances and Yorkshire stone flooring; impressive Dining Room including multi-fuel stove; grand main Entrance Hallway including original cornice, ceiling rose and oak staircase; beautiful dual aspect lounge with feature stone open fireplace; large utility area (and downstairs WC) with excellent fitted storage; converted basement level with a bespoke bar and further large game / cinema room, and guest WC/shower room; exceptional front to back Master Bedroom Suite with bespoke cabinetry; recently installed designer luxury bathroom, with marble topped vanity unit, double rain shower and freestanding bath; two spacious equally proportioned 2nd floor bedrooms with Sharpes fitted furniture and shower room; off road parking to the rear with secure large storage room/ workshop; good sized lawned private garden to front with mature planting; sash double glazing; gas central heating with combination boiler. The property is within close proximity to a highly regarded primary school and increasingly renowned amenities of Farsley including its bars, restaurants and events at Sunnybank Mill. Farsley also offers excellent commuting links to Leeds and Bradford and is in close proximity to Horsforth/Calverley/ Pudsey and excellent amenities offered there. An early inspection is recommended to take up the opportunity to take in and potentially become the custodian of a rare to market statement home.

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 14' 9" x 5' 10" (4.5m x 1.8m) max

LOUNGE 17' 8" x 12' 9" (5.4m x 3.9m) max

DINING ROOM 14' 5" x 12' 9" (4.4m x 3.9m) max

KITCHEN 20' 0" (6.1m

UTILITY ROOM 10' 9" x 7' 6" (3.3m x 2.3m) max

SECURE STORE / WORKSHOP 19' 4" x 7' 10" (5.9m x 2.4m)

LOWER FLOOR

GAMES / CINEMA ROOM 26' 2" x 11' 1" (8m x 3.4m)

BAR AREA 13' 9" x 12' 5" (4.2m x 3.8m) max

SHOWER ROOM 7' 6" x 4' 11" (2.3m x 1.5m)

LOBBY 5' 6" x 4' 7" (1.7m x 1.4m)

1ST FLOOR STAIRCASE & LANDING 27' 10" x 6' 2" (8.5m x 1.9m) max

BATHROOM 11' 9" x 7' 6" (3.6m x 2.3m)

GUEST BEDROOM 13' 1" x 12' 9" (4m x 3.9m) max

BEDROOM 5 / STUDY 12' 1" x 4' 11" (3.7m x 1.5m)

2ND FLOOR STAIRCASE & LANDING 6' 2" x 4' 3" (1.9m x 1.3m) max

BEDROOM3 15' 5" x 11' 9" (4.7m x 3.6m) max

BEDROOM 4 15' 5" x 11' 5" (4.7m x 3.5m) max

SHOWER ROOM 8' 6" x 4' 7" (2.6m x 1.4m)

OPENING HOURS

Pudsey Office
Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

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