



Low Moor Side, New Farnley LEEDS LS12 5EA

welcome to

Low Moor Side, New Farnley LEEDS

GUIDE PRICE £425,000 - £440,000. Character cottage on Low Moor Side featuring two bedrooms, an ensuite, exposed beams, a modern bathroom, utility room, garage, and a charming, mature garden.



Wellholme Cottage

Nestled on the picturesque Low Moor Side, this charming cottage offers a perfect blend of character and modern comfort. Boasting two well-appointed bedrooms—including a master with ensuite—the home features exposed beams that add rustic charm throughout.

All internal doors are newly fitted and crafted from bespoke oak, adding a touch of elegance and quality craftsmanship. The windows throughout the cottage are also brand new, and all—except those in the ensuite and utility room—are fitted with stylish wooden shutter blinds, enhancing both privacy and aesthetic appeal.

The modern bathroom is thoughtfully designed, and a separate utility room adds practical convenience. A major renovation has seen the entire roof carefully removed and any faulty stone replaced, ensuring both structural integrity and timeless beauty. Outside, the property enjoys a large garden—ideal for relaxing or entertaining—and a garage provides secure parking and additional storage. This delightful home is a rare find, combining countryside appeal with contemporary living in a truly unique setting.

Lounge

17' 3" max x 15' 1" max (5.26m max x 4.60m max)

This charming lounge features stone flooring, exposed beams, a log burner, two radiators, a stable door to the front, and newly replaced windows throughout.

Reception Room

11' 8" max x 10' 8" max (3.56m max x 3.25m max)

The reception room boasts wooden flooring, spotlights, and French doors to the front, offering picturesque views of the private gardens. It also features power blinds overlooking the garden, adding both convenience and a touch of modern luxury to the space.

Kitchen

15' 6" max x 6' 5" max (4.72m max x 1.96m max)

The kitchen is fitted with wall and base units, solid oak flooring, a radiator, a double glazed window to

the rear, and a range of integrated appliances including a dishwasher, fridge freezer, oven, and microwave.

Utility Room

Located just off the kitchen, the utility room includes a washing machine, dryer, boiler cupboard, storage cupboard, and a downstairs WC, with a double glazed window to the side.

Bedroom One

Bedroom One is a spacious double featuring solid oak flooring, exposed beams, a radiator, and a double glazed window to the side.

Ensuite

9' 5" max x 5' 4" max (2.87m max x 1.63m max)

The ensuite features tiled flooring and walls, a walk-in waterfall shower, his and hers wash basins, a radiator, and a frosted double glazed window to the side.

Bedroom Two

11' 9" max x 7' 4" max (3.58m max x 2.24m max)

Bedroom Two features solid oak flooring, exposed beams, a radiator, shutter blinds, and a double glazed window to the rear.

Ensuite

The bathroom features tiled flooring, exposed beams, a jacuzzi bath, built-in storage, a WC, wash basin, radiator, and a double glazed window to the rear.

Wc

The WC includes a wash basin and toilet, providing convenient facilities for visitors.

Garden

The garden is a mature, triangle-shaped space that combines charm with practicality. It features bespoke gates, a pond with a newly installed pump, and three distinct patio areas, offering versatile spots for relaxation or entertaining. Convenient parking access adds to its functionality, making it a welcoming and

well-designed entrance to the property.

Parking

Rear parking is available on common land, providing convenient access to the property.

Outbuilding

The garage, located to the rear of the property, offers versatile space suitable for use as storage. It features an alarm panel, a wood store positioned behind it, numerous power points, and an electric up-and-over door, combining practicality with potential for creative use. This also a lovely Wendy house to the top of the garden.

Agents Note

This property is Grade 2 listed.



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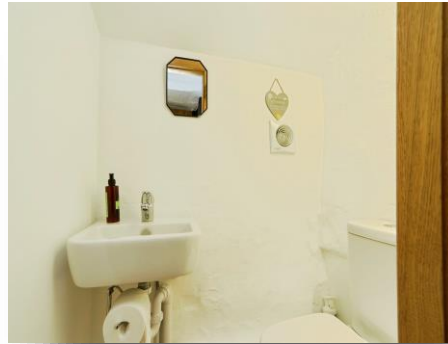
- GUIDE PRICE £425,000 - £440,000
- 2 Bedroom Cottage with Ensuites
- Large garden
- Exposed beams
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY114478 - 0008

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