



**Cotefields Avenue, Farsley Pudsey LS28 5EE**



**welcome to**

**Cotefields Avenue, Farsley Pudsey**

A well-presented three-bed semi-detached home in Farsley, offering off-street parking, a spacious rear garden, and well-proportioned living throughout. Located close to excellent schools and just a short walk from the vibrant and fast-developing Farsley Town Street.



## Property Information

Welcome to Cotefield Avenue, a beautifully presented three-bedroom semi-detached home set in the heart of Farsley, one of West Leeds' most sought-after areas. This wonderful property offers the perfect blend of modern living, family-friendly convenience, and an unbeatable location.

To the front, the home benefits from off-street parking, while inside you'll find well-proportioned rooms ideal for both families and professionals. Upstairs, there are three comfortable bedrooms and a family bathroom, making the home practical and versatile for a range of buyers.

The location is a true highlight. Cotefield Avenue sits just moments away from excellent local schools, making the morning routine simple and stress-free. A short walk brings you to Farsley Town Street, a vibrant and increasingly popular high street filled with independent cafés, restaurants, bars, and local amenities. Over the last few years, Farsley has seen significant growth, becoming a thriving community hub with a fantastic village feel.

With its great living space, superb garden, parking, and prime position close to everything Farsley has to offer, this is a home that ticks all the boxes.

## Entrance Hall

The entrance hall features stairs leading to the first floor, a double-glazed window to the side, and access to both the lounge and the kitchen diner.

## Lounge

Irregular Shaped Room 12' 7" x 11' 1" ( 3.84m x 3.38m)  
A welcoming lounge with a double-glazed front window, soft carpet underfoot, and a radiator providing warmth.

## Kitchen Diner

Irregular Shaped Room 19' 5" x 8' 6" ( 5.92m x 2.59m)  
A spacious kitchen diner fitted with a range of wall and base units, complete with sink and drainer, electric oven and induction hob, and extractor fan. A double-glazed rear window fills the room with natural light, while practical features such as pantry space, understairs storage, and an integrated fridge freezer add convenience. The room also benefits from a dishwasher, laminate flooring, and a radiator, making it both stylish and functional.

## Utility Room

Conveniently located off the kitchen, the utility room offers practical space and includes a downstairs WC.

## Conservatory

10' 4" x 9' 4" ( 3.15m x 2.84m )  
A bright conservatory with double-glazed windows to the rear and double patio doors opening onto the garden. Finished with laminate flooring and an electric heater, this versatile space is ideal for year-round enjoyment.

## Landing

The landing provides access to a fully boarded loft, radiator, power supply, and a Velux window, offering a versatile additional space.

## Bedroom One

Irregular Shaped Room 11' 7" x 11' 3" ( 3.53m x 3.43m)  
Bedroom One is a well-proportioned double room, featuring a front-facing double-glazed window, fitted carpet, and a radiator.

## Bedroom Two

Irregular Shaped Room 11' 6" x 10' ( 3.51m x 3.05m)  
Bedroom Two is a generous double room, featuring a rear-facing double-glazed window, fitted wardrobes, carpet flooring, and ample space for relaxation.

## Bedroom Three

Irregular Shaped Room 8' 5" x 7' 5" ( 2.57m x 2.26m)  
Bedroom Three is a good-sized single, featuring over stair storage, a radiator, and ample space for versatility.

## Bathroom

7' 3" x 7' 3" ( 2.21m x 2.21m )  
The bathroom is fitted with two rear-facing frosted double-glazed windows, allowing natural light while maintaining privacy. It features a wash basin, WC, and bath, complemented by a heated towel rail, lino flooring, and spotlights for a modern finish.

## Front Garden

The property is approached via a front garden laid to lawn, enclosed by fenced borders for privacy.

## Rear Garden

The rear garden offers a patio area leading onto a lawn, enclosed by fenced borders and with gated access to the rear.

## Parking

The property benefits from a driveway providing convenient off-road parking.

## Outbuilding

The property also benefits from an outbuilding, comprising a practical shed and a separate bar area, ideal for storage and entertaining.



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## **Cotefields Avenue, Farsley Pudsey**

- GREAT FARSLEY LOCATION
- NO CHAIN
- SECURE REAR GARDEN
- DRIVEWAY FOR PARKING
- FIRST TIME BUYER OPPORTUNITY

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY116297 - 0002

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