

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stonyroyd

Farsley, Pudsey, LS28 5JA

£230,000



Council Tax: B



# 36 Stonyroyd

Farsley, Pudsey, LS28 5JA

£230,000



- Unique stone terraced house
- High ceilings reception room
- Spacious kitchen/dining room
- Two first floor bedrooms
- No chain involved
- Very long garden
- Potential parking/garage space
- Gas central heating
- Desirable location
- Potential to add bedrooms

Stone through terraced house in need of modernisation, featuring two bedrooms, one reception room with high ceilings, a spacious kitchen/diner with cellar, a long garden, and potential for additional bedrooms in the attic and parking space, all located in a well-regarded area with excellent public transport links, schools, and amenities, making it an ideal investment or family home opportunity with no chain involved.

Now For sale is a unique stone terraced house in need of modernisation. This property has the potential to become a lovely family home or a profitable investment opportunity for the right buyer.

The house consists of one large reception room, two bedrooms, one bathroom, and a kitchen/dining room. The reception room boasts high ceilings and a front window offering a view of the garden. The kitchen/diner is spacious, featuring sink and worktops, storage units, an oven with a separate hob, and space for a washer. There is also a cellar, accessed via a door which is barrel style and offers further potential.

The bedrooms are well-proportioned, with the first bedroom offering built-in wardrobes, two windows, and a high ceiling. The second bedroom is a double room with built-in wardrobes. The bathroom is equipped with a white suite and a mains shower with a screen. There are 2 rooms in the attic, accessed via a staircase on the first-floor landing which have possibilities to develop further bedroom accommodation.

One of the property's most unique features is the very long rear garden, which provides ample outdoor space to enjoy. Adding to the house's appeal is the potential parking space at the end of the garden, which has vehicle access. There is a gas central heating system and the opportunity to add value through modernisation. Importantly, there is no chain involved in the purchase.

The property benefits from a front porch and a rear entrance with a floor hatch to the cellar. The location is truly desirable, offering excellent public transport links to the city, nearby well-regarded schools, popular local amenities, green spaces, walking and cycling routes, and a strong local community.

This property is ideal for families, couples, sharers, investors, and first-time buyers, offering a fantastic opportunity to create a home to their personal taste.

Tel: 0113 257 6198

## DINING KITCHEN

14'10" x 11'10" (4.53m x 3.61m)

## LIVING ROOM

14'10" x 11'10" (4.54m x 3.61m)

## BEDROOM

15'7" x 14'10" (4.76m x 4.54m)

## BEDROOM

14'10" x 9'1" (4.53m x 2.79m)

## BATHROOM

6'0" x 5'11" (1.84m x 1.82m)

## ATTIC ROOM 1

15'7" x 10'9" (4.76m x 3.28m)

## ATTIC ROOM 2

15'7" x 10'6" (4.76m x 3.22m)



## Road Map



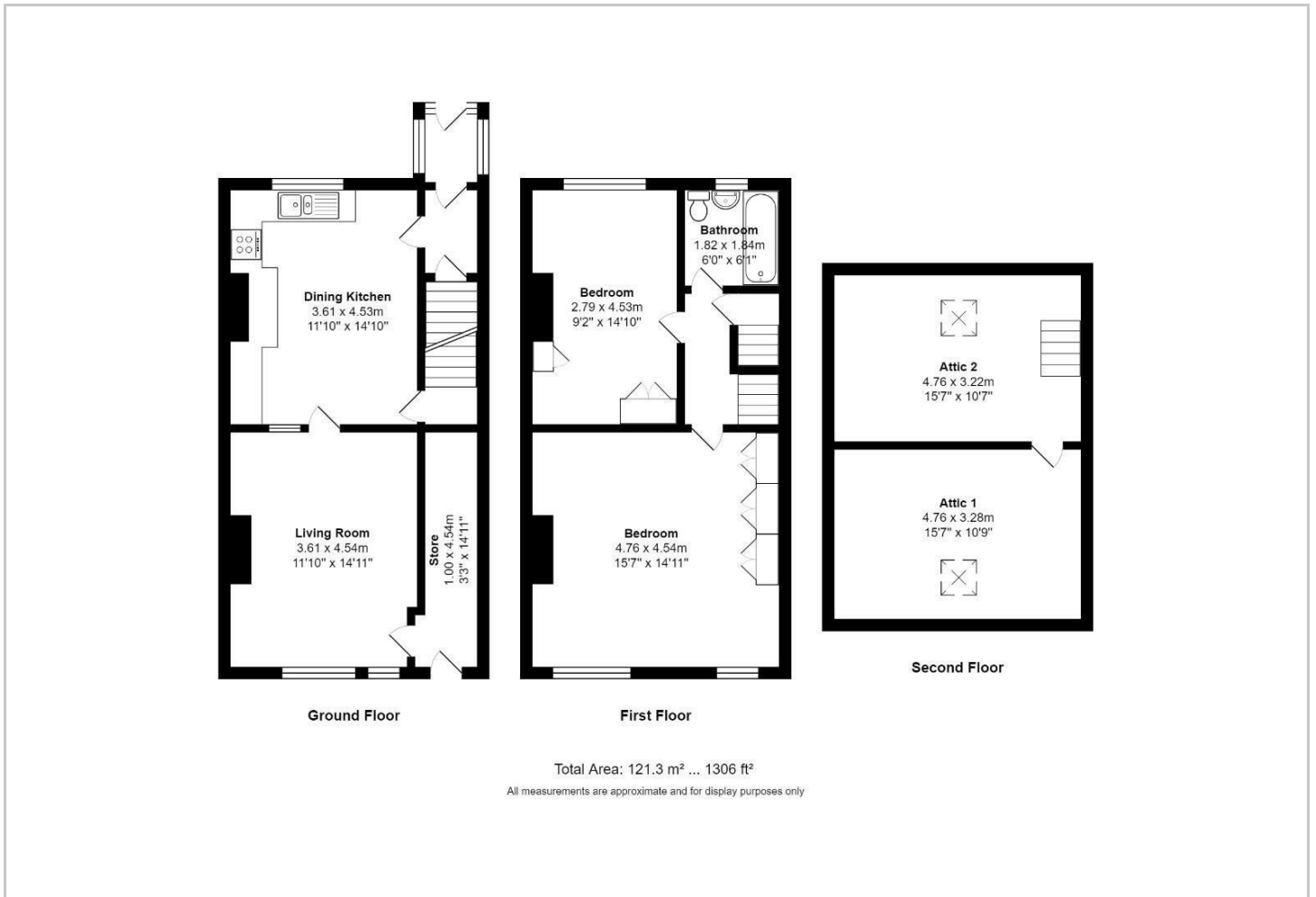
## Hybrid Map



## Terrain Map



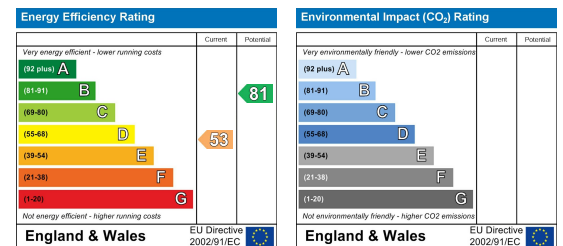
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.