



Half Mile, Leeds, LS13 1DZ  
£650,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





# Half Mile, Leeds, LS13 1DZ

**£650,000**

- Immaculate unique detached property
  - Recent full renovation
  - Four spacious bedrooms
  - Master suite with dressing room
  - Luxurious bathroom with Jacuzzi
    - Quality handmade kitchen
  - Three individual reception rooms
    - Family and cinema room
    - Mature private garden
    - Sun patio with hot tub







Now offered for sale is this immaculate and unique DETACHED property that has been given a full and recent renovation, with no expense spared. This stunning home is perfectly suited for families and couples and is nestled in a serene location with transport links, nearby schools, parks, walking and cycling routes close by.

The property boasts FOUR spacious bedrooms, with the potential to create a fifth bedroom from the dressing room. The master bedroom suite is upstairs with an exclusive feature of a separate dressing room, with extensive wardrobe and drawer fitments, a separate toilet and sink, and an open shower cubicle & freestanding bath setup that is of a 5-star hotel standard. The second bedroom is a comfortable double room, featuring ample built-in wardrobes. Bedrooms three and four are also double rooms providing ample space for all family members.

The property also houses a luxury, newly refurbished house BATHROOM with a separate shower, bath with an Aqua TV, LED lighting, Jacuzzi bath, twin sinks, and contrasting tiled walls and floor, offering a luxurious bathing experience.

The KITCHEN is a sight to behold. Recently refurbished, it features a quality handmade bespoke design with fully integrated quality appliances, a porcelain tiled floor, and extended granite worktop, with a double butler type sink. It also has an island with a lantern roof and double doors opening to the dining area. There is also a separate downstairs cloakroom/toilet and Utility room, with granite worktops and space for the washer & dryer.

The property features THREE reception rooms. The first reception room is a glorious family and cinema room with its own cocktail bar, quality oak flooring, and Bi folds to a courtyard, a great place to spend quality time with all the family. The second reception room is much cosier and provides access to a garden and comes with a cast iron fireplace, ceiling coving, and sliding doors to the sun patio. The third reception room is an elegant dining hall with a fireplace, complete with a wood burner, original oak floor, LED lighting, and a sliding entrance door. A staircase from this room leads upstairs to the master bedroom suite.

The property has unique features such as parking for multiple cars, off road, a large and mature private garden, which is well screened, a sun patio with a hot tub, and planning for a garage, a children's play area, an enclosed courtyard. The new windows were installed in 2020, and a new gas boiler installed in 2021.

The property is located off the beaten track, in an area of individual styled homes, yet within easy reach of transport links to the city, the local park and within a mile of the Rodley Canal and the increasingly popular Farsley village shops/cafes and pubs.

This property is a true hidden gem, waiting for the right buyer to discover.



DINING KITCHEN  
26'7" x 20'4"

DINING ROOM  
15'6" x 11'3"

LIVING ROOM  
15'6" x 11'3"

ENTERTAINING ROOM  
22'6" x 16'10"

UTILITY ROOM  
8'0" x 5'8"

WC  
5'8" x 3'10"

BEDROOM TWO  
12'1" x 11'9"

BEDROOM THREE  
10'10" x 9'1"

BEDROOM FOUR  
9'10" x 9'1"



BATHROOM  
9'1" x 8'10"

BEDROOM ONE  
18'6" x 15'3"

WC  
5'6" x 4'6"

DRESSING ROOM  
15'6" x 9'3"



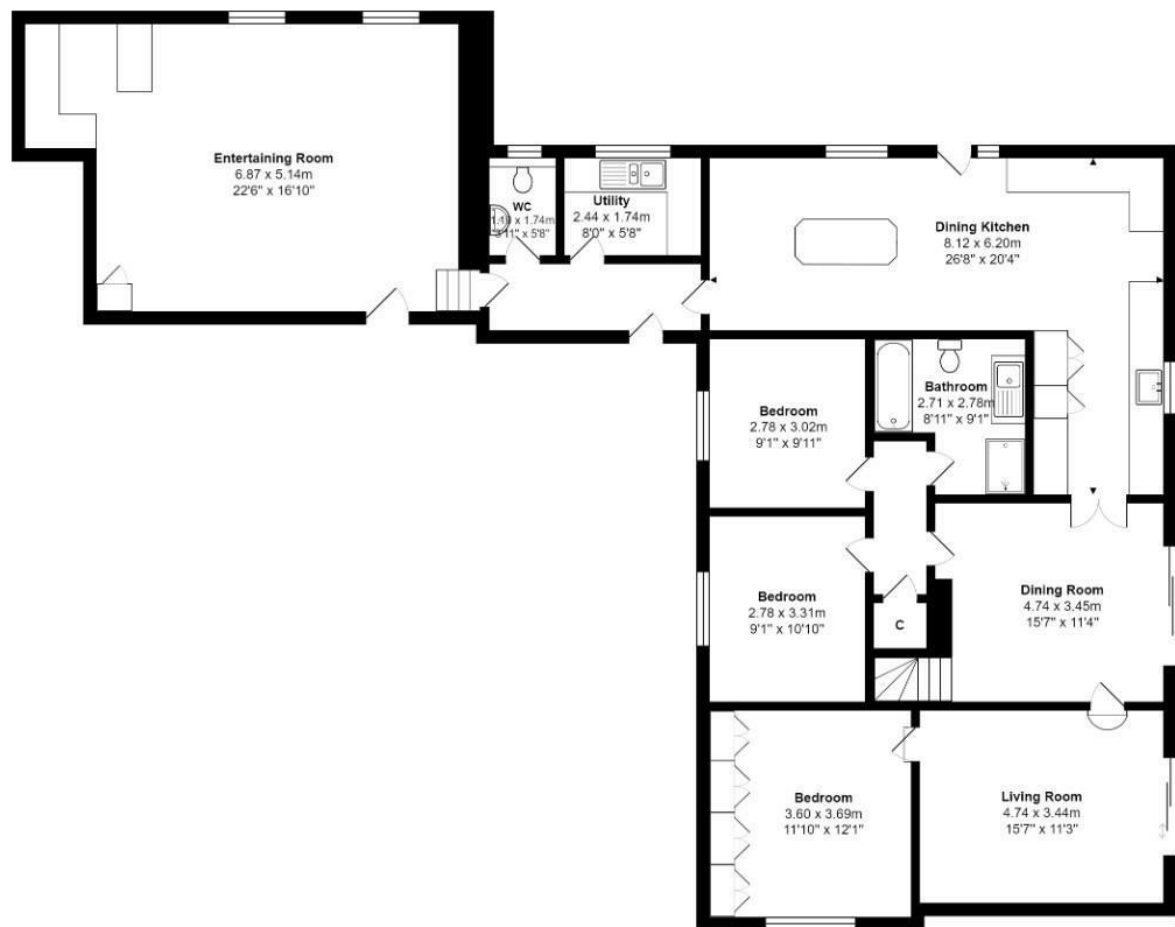


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**DISCLAIMER**

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.

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Ground Floor

Total Area: 204.4 m<sup>2</sup> ... 2200 ft<sup>2</sup>

All measurements are approximate and for display purposes only



First Floor

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
0113 257 6198 | Website: [www.hunters.com](http://www.hunters.com)

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