

HUNTERS®

HERE TO GET *you* THERE



Coal Hill Lane

Farsley, Pudsey, LS28 5NA

£379,000



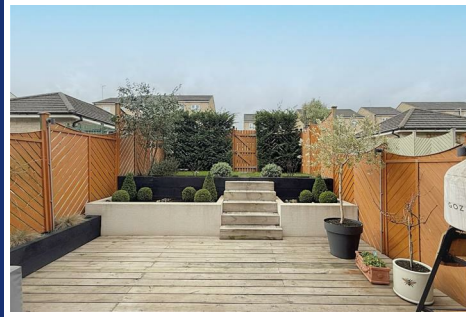
Council Tax: D



12 Coal Hill Lane

Farsley, Pudsey, LS28 5NA

£379,000



- Immaculate modern terraced
- Tastefully decorated throughout
- Stunning open-plan kitchen/dining
- Four well-proportioned bedrooms
- Ensuite in main bedroom
- Beautifully landscaped rear garden
- Juliet balcony in reception
- Convenient downstairs WC
- Garage and parking space
- Walking to village amenities

Welcome to this delightful modern style terraced house which is bursting with charm and features. It's an immaculate property that's been very well presented and tastefully decorated, ready to welcome its new owner.

On the ground floor, you'll instantly be captivated by the stunning open-plan kitchen and lounge/dining room. The kitchen is equipped with ample storage units and modern appliances, including an oven, hob, washer and dishwasher. The area also accommodates both lounge and dining furniture, perfect for those who love to entertain. Quality laminated flooring, a tiled floor in the kitchen area, and double doors opening onto the garden, all add to the appeal of this space.

You'll also find a delightful LIVING room on the first floor, a tastefully decorated room with a calm vibe, complete with a Juliet balcony. A convenient DOWNSTAIRS WC which is accessed from the entrance hall wraps up the ground floor amenities.

On the upper floors, there are four well-proportioned bedrooms. Three are doubles, the first on the first floor, which benefits from an EN-SUITE shower-room, while the fourth, a single, would make an excellent home office. The main HOUSE bathroom boasts a fresh white suite with a heated towel rail and a shower over the bath with a screen.

Outside, you will discover the delightfully landscaped rear garden. With wood plank decking, a grassed area with planted borders, it's a lovely outdoor space perfect for outdoor entertaining with a gate leading you to the rear GARAGE and private parking space.

This property is perfect for families or a professional couple. Situated in this sought-after village location, it has excellent public transport links and popular amenities nearby. You'll also have easy access to green spaces, walking and cycling routes down at the Rodley canal and nature reserve.

This three-storey house is a special find with its unique features that make it a comfortable and stylish place to call home.

The Farsley area, recently named in the Sunday Times 11 coolest postcodes of 2025' with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN/LOUNGE/DINING

23'9" x 17'1" (7.24 x 5.23)

LIVING ROOM

17'1" x 12'0" (5.23 x 3.67)

BEDROOM ONE

11'9" x 11'3" (3.60 x 3.45)

EN-SUITE

6'9" x 4'9" (2.06 x 1.47)

BEDROOM TWO

13'6" x 8'11" (4.14 x 2.72)

BEDROOM THREE

9'9" x 8'11" (2.99 x 2.72)

BEDROOM FOUR

9'3" x 7'11" (2.83 x 2.42)

HOUSE BATHROOM

7'8" x 6'9" (2.35 x 2.06)



Road Map



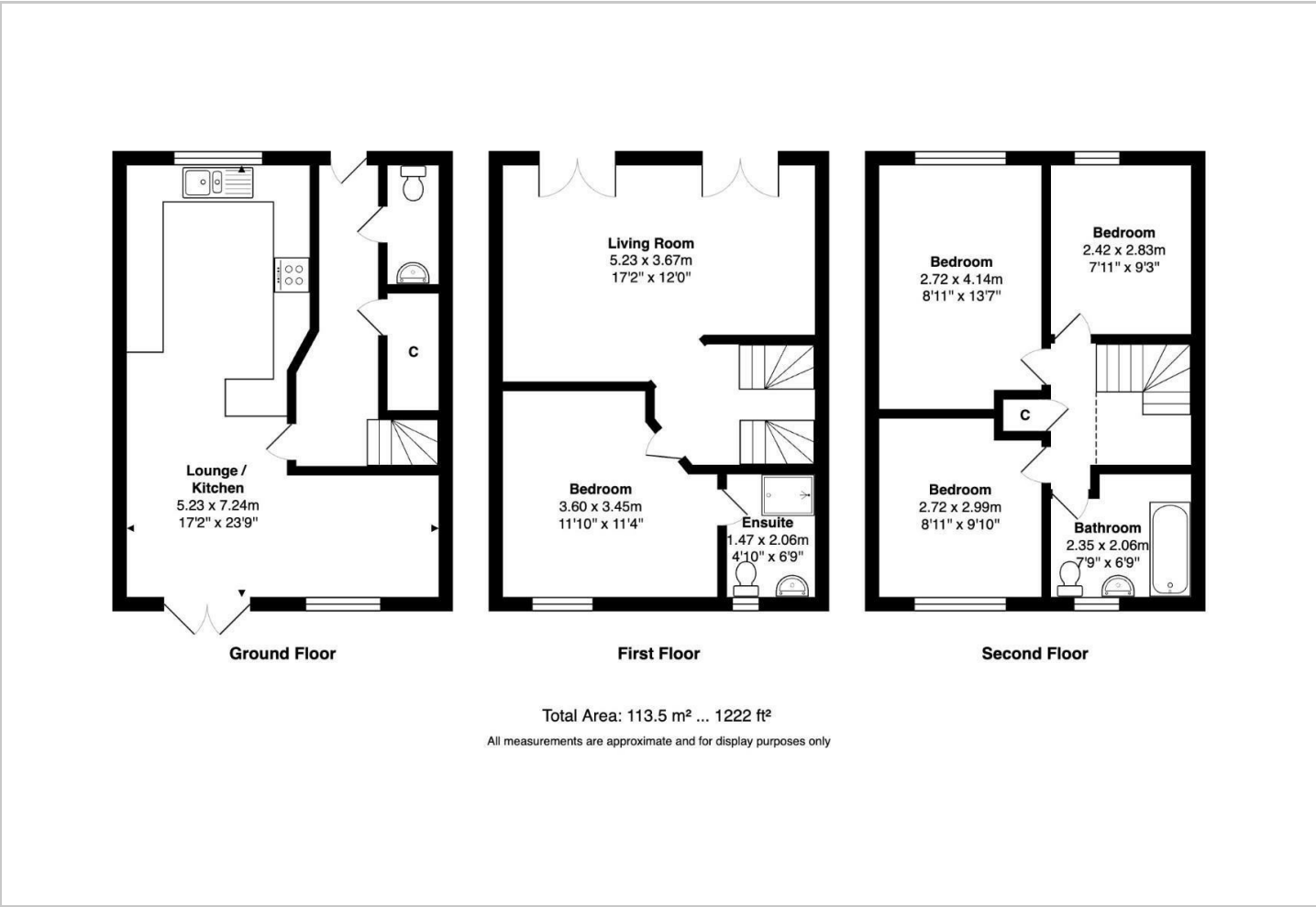
Hybrid Map



Terrain Map



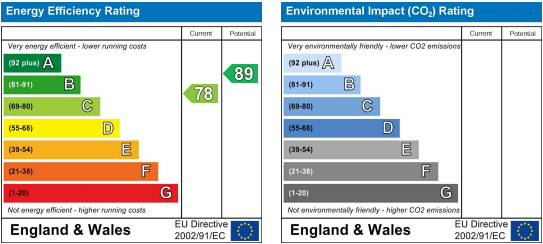
Floor Plan



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.