

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Broom Mills Road

Farsley, Pudsey, LS28 5GR

£399,950



Council Tax: D





# 78 Broom Mills Road

Farsley, Pudsey, LS28 5GR

£399,950



- Substantial three-floor accommodation
- Sought-after Farsley development
- Four lovely double bedrooms
- Contemporary kitchen with modern luxuries
- Two charming reception rooms
- Two fresh bathrooms and handy downstairs W/C
- South-facing private garden
- Garage and off-street parking
- Within walking distance to Farsley high-street
- Fantastic home in immaculate condition

Delighted to present this IMMACULATE terraced home for sale, a perfect abode for families. Situated in a sought-after location, within walking distance to FARSLEY town centre, local amenities, nearby schools, parks, in a desirable new development. This beautifully presented property boasts a wealth of unique features set within its GENEROUS ACCOMMODATION.

This stunning home offers FOUR DOUBLE bedrooms. The main bedroom is tastefully decorated with fitted wardrobes and a garden outlook, not forgetting an ENSUITE bathroom equipped with a tiled rain shower and an inviting white suite. The second bedroom is versatile, providing a perfect bedroom or home office space with a feature arched window. Bedrooms three and four, also situated on the top floor, are well-sized double bedrooms, with the former also benefitting from fitted wardrobes.

The house BATHROOM is bright and fresh with a modern touch, featuring a Jacuzzi P-shape bath with an overhead shower.

The CONTEMPORARY KITCHEN, with quartz worktops and under cupboard lighting, is a chef's dream. An integrated double oven, dining space, and French doors leading to the SOUTH-FACING GARDEN make this space perfect for hosting family meals or dinner parties.

The property features TWO RECEPTION ROOMS. The first, an open-plan area on the ground floor, featuring a beautiful décor and double doors, makes for a central hub for both entertaining events and relaxing with family. The second reception room, located on the first floor, is the heart of the home with a gas fire and three charming windows flooding the space with natural light. This room could also be converted into a potential fifth bedroom if needed.

Other unique features of this property include a 12-panel SOLAR system to provide power and hot water, a practical downstairs W/C, a GARAGE with driveway parking, and a south-facing GARDEN. All this, combined with very large accommodation, makes this house a fantastic place to call your family home. A viewing is highly recommended to see what there is to offer!

Tel: 0113 257 6198

### ENTRANCE HALL

6'1" x 15'4" (1.87 x 4.69m)

### DINING ROOM

10'2" x 15'11" (3.11 x 4.87m)

### DINING KITCHEN

16'9" x 11'5" (5.11 x 3.50m)

### DOWNSTAIRS W/C

6'1" x 4'9" (1.87 x 1.47m)

### LANDING

### LIVING ROOM

16'9" x 15'1" (5.13 x 4.61m)

### BEDROOM ONE

9'9" x 10'3" (2.98 x 3.14m)

### ENSUITE

6'9" x 6'11" (2.06 x 2.13m)

### LANDING

### BEDROOM TWO

9'3" x 15'11" (2.84 x 4.87m)

### BEDROOM THREE

9'3" x 11'5" (2.84 x 3.50m)

### BEDROOM FOUR

7'3" x 12'7" (2.22 x 3.85m)

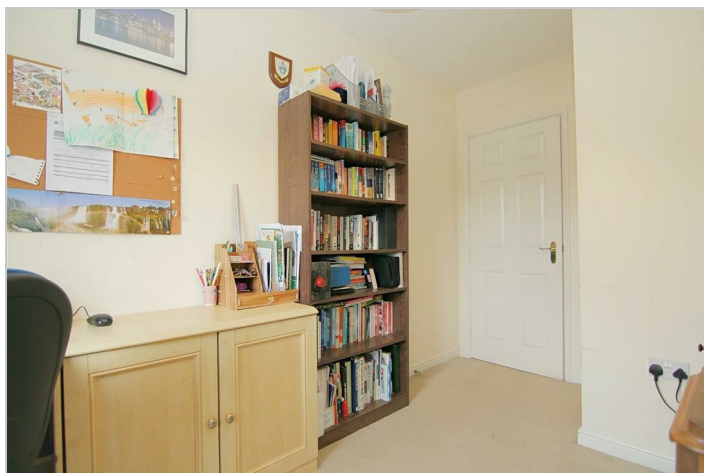
### HOUSE BATHROOM

7'3" x 6'9" (2.22 x 2.07m)

### GARAGE

8'1" x 17'6" (2.48 x 5.35m)

### GARDEN & DRIVE



Road Map



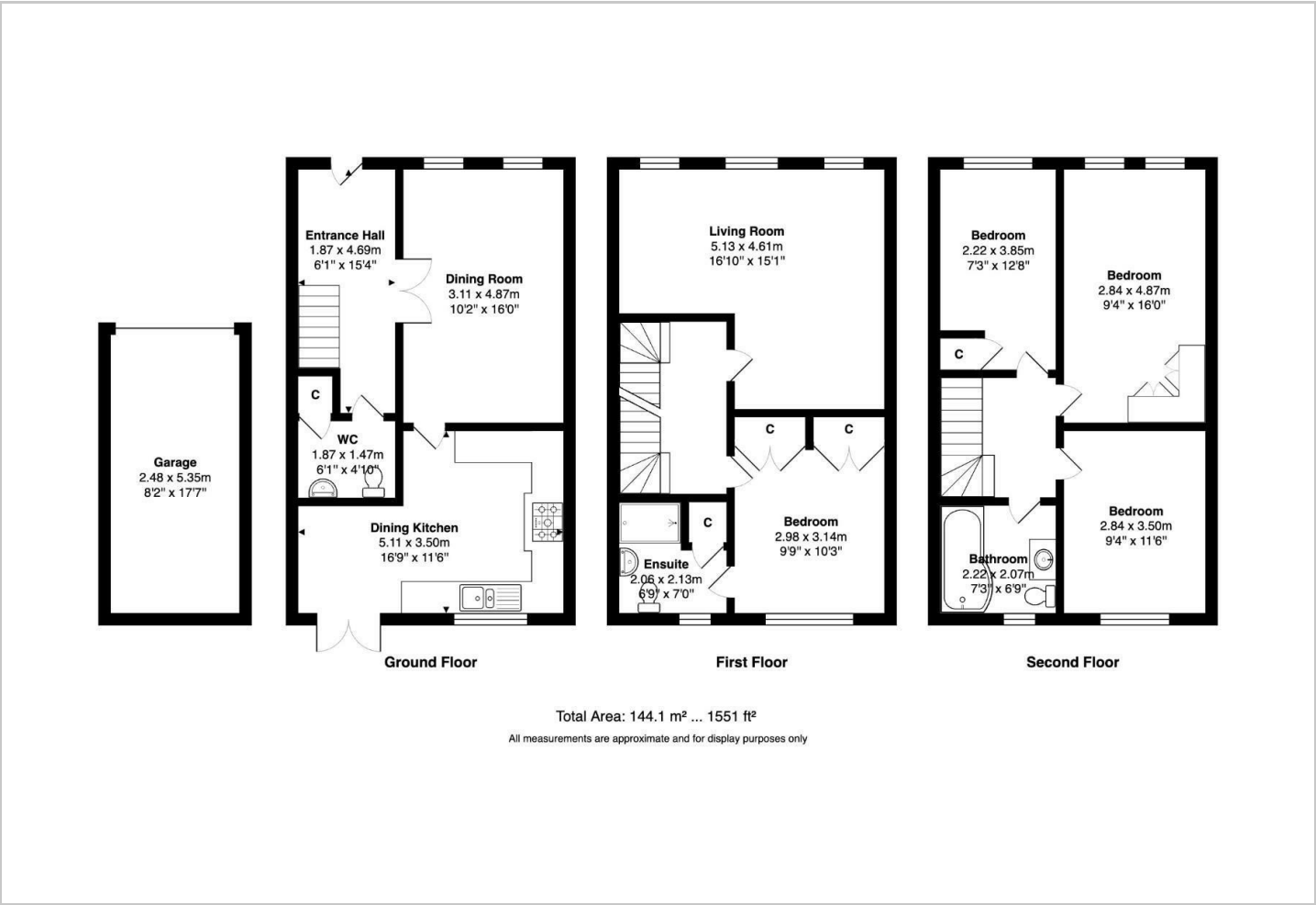
Hybrid Map



Terrain Map



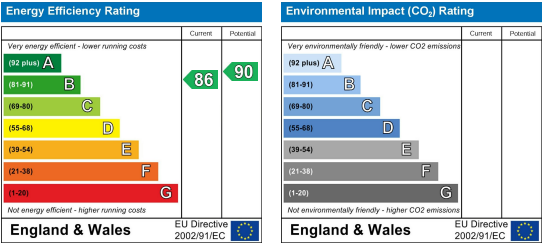
Floor Plan



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.