

# HUNTERS®

HERE TO GET *you* THERE



## Newlands

Farsley, Pudsey, LS28 5BB

£375,000



Council Tax: D



# 2 Newlands

Farsley, Pudsey, LS28 5BB

£375,000



- Substantial detached home
- Beautifully extended to rear
- Envious Farsley location nearby local amenities
- Well-sized kitchen with utility
- Ground floor and first floor bathrooms
- Three charming bedrooms
- Separate study room
- South-facing garden with garage and drive
- Two stunning reception rooms
- Perfect for families and professionals

This extended DETACHED home, located within walking distance to FARSLEY town centre, features THREE beautiful bedrooms, TWO bathrooms, TWO reception rooms, a generous kitchen with UTILITY, a SOUTH-FACING garden, making it ideal for families and professionals seeking comfort and modern elegance.

Welcome to this beautiful DETACHED home for sale, tucked away in a sought-after location. This neutrally decorated property is within walking distance to FARSELY town centre, with excellent public transport links, nearby schools, parks, making the location truly a gem.

The house comprises of TWO reception rooms, THREE bedrooms, TWO bathrooms, a separate OFFICE and a generous kitchen with UTILITY. The ground floor bathroom and separate office are unique features that further add to its charm and practicality.

The first reception room, which has been seamlessly extended from the kitchen, is the LIVING ROOM and has become the heart of the home. With French doors leading to the garden and three Velux skylights, it is brimming with natural light. The second reception room currently serves as a DINING ROOM, complete with a feature bay window and plush carpets.

The KITCHEN is an excellent size and flows beautifully from the living room. It comes with ample storage and a separate UTILITY room that houses a Worcester Bosch boiler, white goods, and a separate sink.

The BEDROOMS are a haven of tranquillity. The main bedroom offers a spacious room size with a serene garden outlook. The second bedroom, a double, enjoys dual aspect sunshine and integrated storage. The third bedroom is a lovely single room with potential to be used as a nursery or as a second office.

The BATHROOMS are fresh and inviting, with one located on the ground floor and the other on the first floor. They are both equipped with showers, with the ground floor being even larger and boasting a hydrotherapy bath, bidet and large rain shower.

The SOUTH-FACING GARDEN is substantial and comes with a pond and a GARAGE. The sizeable plot also provides drive parking at the front. This property, with an EPC rating of C, is ideal for families and professional couples alike. Experience the perfect blend of elegance and comfort in this beautiful home in an excellent FARSLEY location!

Tel: 0113 257 6198

### LIVING ROOM

14'9" x 10'9" (4.51m x 3.30m)

### KITCHEN

17'2" x 9'7" (5.24m x 2.93m)

### SITTING ROOM

18'8" x 11'11" (5.70m x 3.64m)

### BATHROOM

11'11" x 8'1" (3.64m x 2.48m)

### UTILITY ROOM

11'5" x 9'1" (3.50m x 2.78m)

### OFFICE

9'7" x 4'11" (2.94m x 1.51m)

### PORCH

6'8" x 3'9" (2.05m x 1.16m)

### BEDROOM ONE

12'2" x 10'9" (3.72m x 3.30m)

### BEDROOM TWO

12'2" x 9'7" (3.72m x 2.94m)

### BEDROOM THREE

8'9" x 7'8" (2.67m x 2.36m)

### BATHROOM

6'7" x 5'6" (2.01m x 1.69m)

### GARAGE

19'4" x 8'2" (5.91m x 2.50m)



Road Map



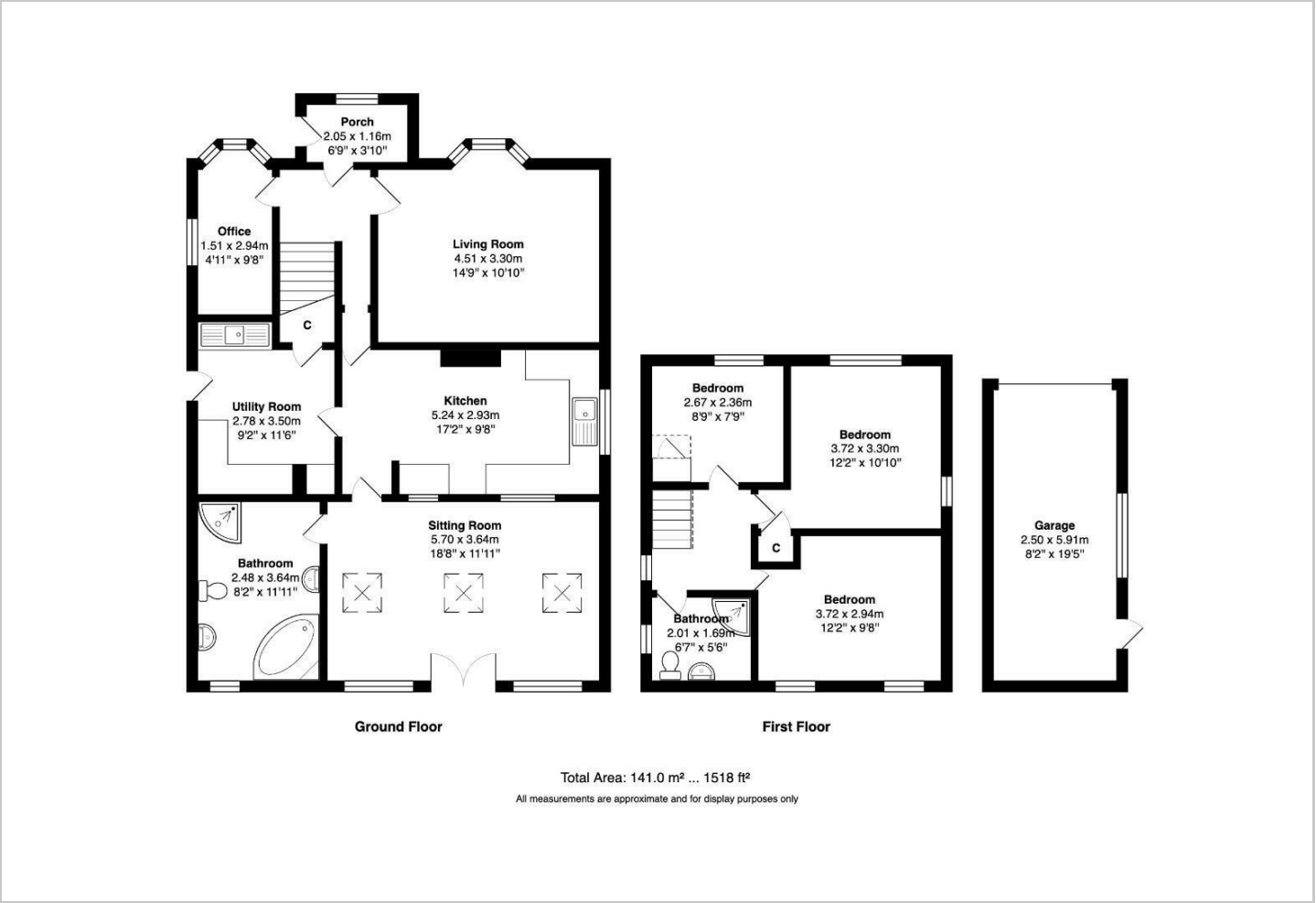
Hybrid Map



Terrain Map



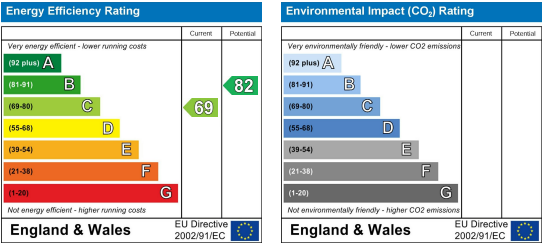
Floor Plan



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.