

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Newlands

Farsley, LS28 5BE

Offers Over £230,000



Council Tax: B





# 33 Newlands

Farsley, LS28 5BE

Offers Over £230,000



- Exceptional three-bedroom home
- Contemporary kitchen diner with integrated appliances
- Quartz worktops, larder drawers, and inset unit lighting
- New bathroom as of 2025 with rainfall shower bath and tiled finish
- Short walk to Farsley centre, shops, cafés, and pubs
- Sought-after Farsley location near Hainsworth Park
- Bright living room with gas fire and modern décor
- Three well-proportioned bedrooms
- Low-maintenance gardens ideal for outdoor seating
- Excellent transport links via New Pudsey Station and nearby Ring Road

Welcome to this IMMACULATE THREE-bedroom terraced house, perfectly positioned in a sought-after location in FARSLEY with lovely views over Hainsworth Park. Ideal for first-time buyers or couples, this stylish home is ready to move into and offers a perfect balance of comfort, modern finishes, and practicality.

Step inside to a welcoming front LIVING ROOM, filled with natural light. Plush carpets, tasteful décor, and a charming gas fire with a classic wooden mantle create a cosy yet contemporary space, ideal for relaxing or entertaining. The adjoining KITCHEN DINER is a real highlight, featuring a sleek high-gloss, handleless design with integrated appliances including an oven, dishwasher, fridge freezer, and washer dryer. QUARTZ worktops, pull-out larder units, inset lighting, and generous dining space make this kitchen both stunning and functional.

Upstairs, the main bedroom at the front of the home is a spacious double with lots of natural light and space for your own personal touches. The second bedroom to the rear is equally well presented and enjoys fantastic VIEWS over the park, perfect for a peaceful start to the day. The third bedroom is a charming single, ideal as a nursery or HOME OFFICE. The MODERN BATHROOM is exceptionally well thought out and finished to a high standard, NEW as of 2025, it features a stunning tiled suite that perfectly complements the gorgeous style found throughout the rest of the property. It includes a luxurious RAINFALL shower over the BATH, a heated towel rail/radiator, and quality fixtures and fittings. The result is a contemporary, high-quality space that's as practical as it is beautifully finished.

Outside, the LOW-MAINTENANCE GARDEN offers a pleasant space to enjoy the sunshine with minimal upkeep. With council tax band B and beautifully maintained interiors, this property is a fantastic opportunity to move straight into a delightful and well-located home.

**LOCATION** - Tucked away in a sought-after pocket of Farsley, Newlands offers the perfect blend of quiet residential living with the convenience of village life just moments away. This well-established and popular area is known for its friendly community feel, well-kept homes, and close proximity to a range of local amenities.

Newlands is ideally positioned within walking distance to Farsley's vibrant centre, where you'll find a charming mix of independent cafes, restaurants, shops, and pubs, along with excellent schools and green spaces such as Hainsworth Park and the scenic Leeds-Liverpool Canal. With easy access to transport links including New Pudsey Station and commuter routes to both Leeds and Bradford, Newlands remains a top choice for families, professionals, and downsizers alike. Whether you're looking for your first home or a forever one, Newlands captures the best of what Farsley has to offer.

**LIVING ROOM**  
13'1" m x 12'9" (4.01 m x 3.91m)

**KITCHEN DINER**  
15'5" x 9'8" (4.71 x 2.96m)

**LANDING**

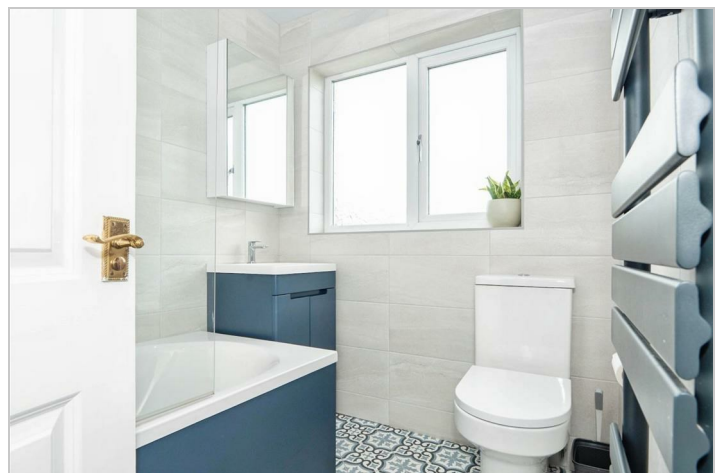
**BEDROOM ONE**  
13'1" x 9'8" (4.01 x 2.95m)

**BEDROOM TWO**  
9'8" x 9'8" (2.97 x 2.95m)

**BEDROOM THREE**  
9'10" x 5'9" (3.01 x 1.77m)

**BATHROOM**  
7'2" x 5'9" (2.19 x 1.77m)

**GARDENS**



Road Map



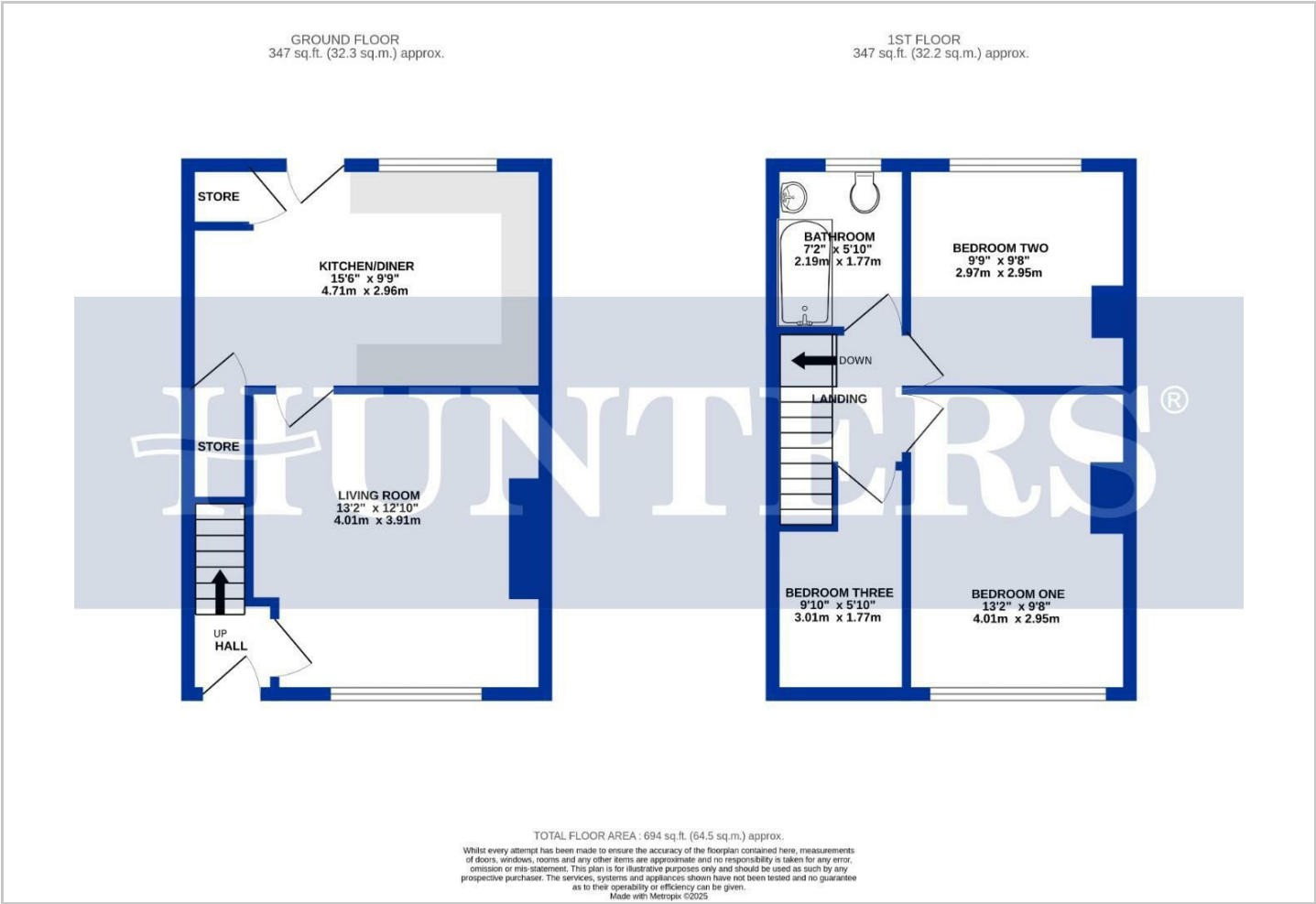
Hybrid Map



Terrain Map



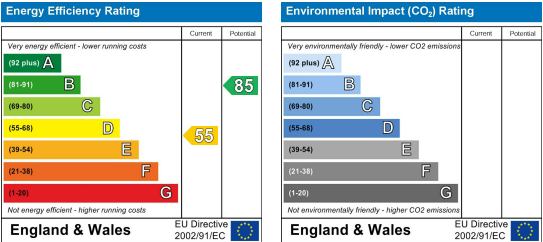
Floor Plan



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.