

HUNTERS®

HERE TO GET *you* THERE



Cornstone Fold

Farnley, Leeds, LS12 5SX

Chain Free £199,950



Council Tax: B



31 Cornstone Fold

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- CHAIN-FREE SALE!
- Superb two-bedroom home in a peaceful cul-de-sac
- Immaculate and 'move-in ready'!
- Cosy living space with plush carpets & tasteful decor
- Stylish kitchen diner with integrated oven & French doors
- Modern bathroom with over bath rain shower
- Off-street parking & smart HIVE controls
- Sun trap patio & decked garden area
- Integrated storage in both bedrooms
- EPC C | Council Tax Band B

Nestled in a quiet cul-de-sac yet superbly well connected, this IMMACULATE two-bedroom terraced house has been beautifully presented and is an ideal CHAIN-FREE purchase for first-time buyers, downsizers, or professional couples looking for a stylish and peaceful setting.

Step inside and you'll be greeted by an inviting LIVING ROOM at the heart of the home, complete with plush carpets and lovely décor, offering a cosy space to relax or entertain. Double doors lead through to a stunning KITCHEN DINER, where gorgeous blue units and a sleek tiled splashback are bathed in natural light. This space also offers an integrated oven and FRENCH DOORS that open directly onto the sun trap PATIO— seamlessly connecting indoor living to the outdoors.

Head upstairs to find TWO GENEROUS BEDROOMS. The main bedroom features FITTED WARDROBES, plush carpeting, and a tranquil leafy outlook over the private rear garden, creating a peaceful retreat. The second bedroom, also well-proportioned, boasts a large wardrobe, integrated storage, and a neutral décor that's ready for your personal touch. The tastefully designed BATHROOM includes a rain shower over the bath, a heated towel rail, chic black accents, and a calming, fresh atmosphere.

OUTSIDE, the private garden is a true highlight – featuring both a sun trap PATIO for morning coffees and a DECKED AREA at the lower end, perfect for al fresco evenings. OFF-STREET PARKING adds convenience, while smart HIVE heating, light control, and a security alarm ensure comfort and peace of mind. With an EPC rating of C and council tax band B, this home is ready for you to move straight in and make your own. Book your viewing today!

LOCATION - Farnley, Leeds, is a welcoming and well-connected suburb just a short drive from the city centre. Popular with families, it offers a mix of traditional and modern homes, excellent schools, and a range of local amenities, including shops, cafés, and pubs. The area is surrounded by green spaces such as Farnley Park and a short stroll from the property to Post Hill offers many scenic walks. Bramley Train Station is very nearby and with regular bus services, and easy road links to Leeds and the wider region, Farnley combines suburban tranquillity with convenient access to city life, making it an ideal location for those seeking both comfort and connectivity.

Tel: 0113 257 6198

ENTRANCE VESTIBULE

LIVING ROOM

12'4" x 15'4" (3.76 x 4.69m)

DINING AREA

6'0" x 8'0" (1.83 x 2.44m)

KITCHEN

5'9" x 8'0" (1.77 x 2.44m)

LANDING

BEDROOM ONE

12'4" x 8'1" (3.76 x 2.47m)

BEDROOM TWO

12'4" x 8'0" (3.76 x 2.46m)

BATHROOM

5'6" x 6'8" (1.69 x 2.05m)

GARDENS & DRIVE



Road Map



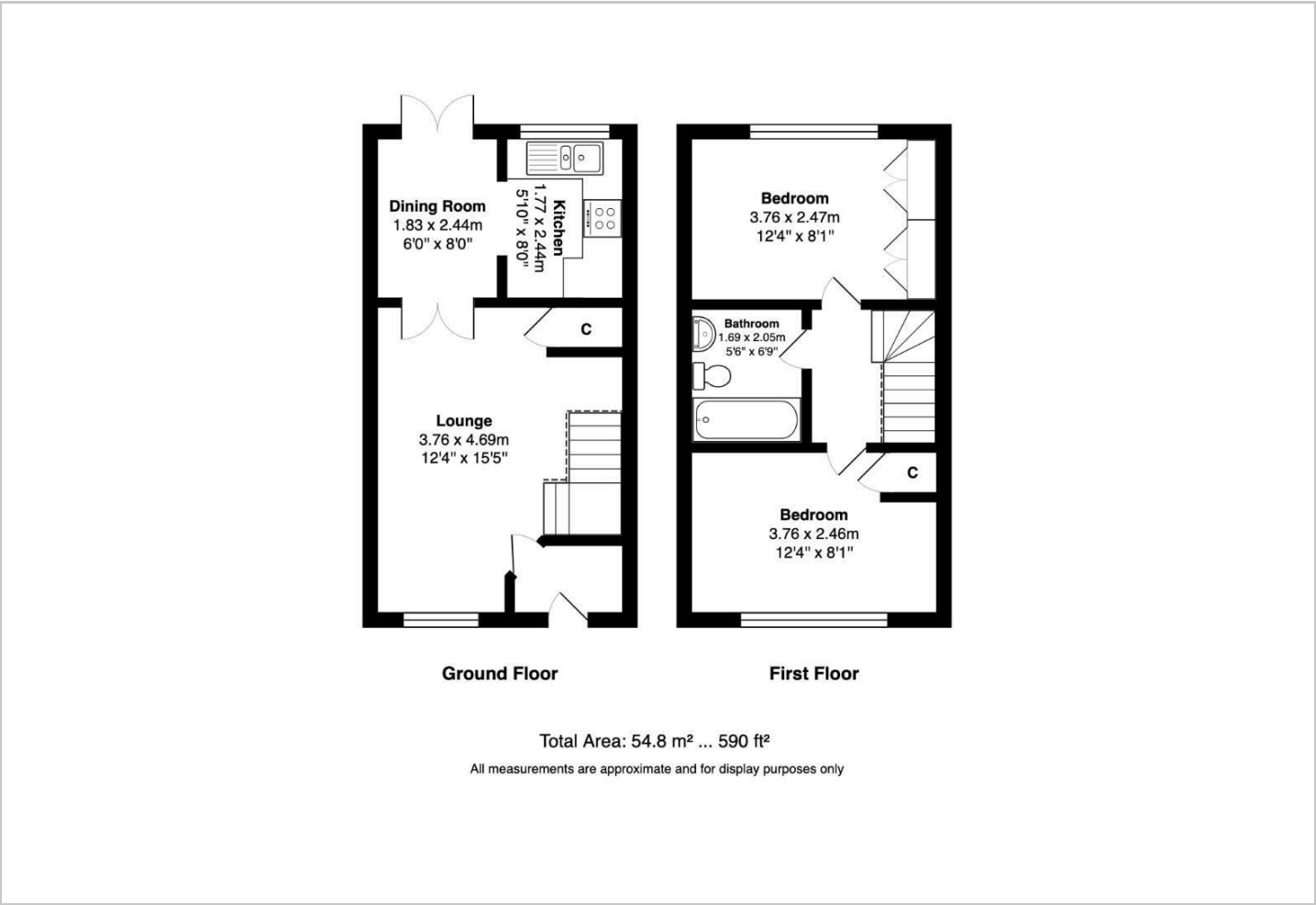
Hybrid Map



Terrain Map



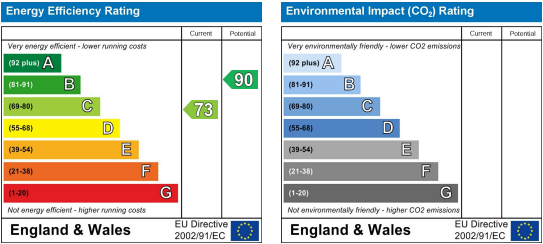
Floor Plan



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.