

HUNTERS®

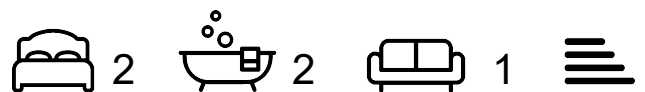
HERE TO GET *you* THERE



Fartown Court

Pudsey, LS28 8FD

£300,000



Council Tax: C



5 Fartown Court

Pudsey, LS28 8FD

£300,000



- TWO BEDROOM END TERRACE
- POPULAR LOCATION
- SINGLE STOREY EXTENSION
- OPEN PLAN LIVING ROOM / DINER / BAR AREA
- MODERN LOW MAINTENANCE REAR GARDEN
- DRIVEWAY
- MOVE IN READY
- VIEWING RECOMMENDED

Beautifully presented throughout, this stunning home combines modern finishes with carefully chosen character features. The accommodation begins with a welcoming entrance hallway, leading into a sleek, contemporary fitted kitchen complete with a range of integrated appliances.

The inviting living room provides a wonderful space to relax, centred around a living flame gas log burner with a real oak beam and slate hearth, creating a warm and stylish focal point. To the rear is the real showpiece of the home, a fantastic modern extension designed with entertaining in mind. Flooded with natural light from two large electric Velux windows and opening directly onto the garden through heritage-style bi-folding doors, this impressive space is perfect for dining, hosting friends or simply enjoying everyday family life. Luxury vinyl tile flooring flows throughout the ground floor, helping to create a smart and cohesive finish.

To the first floor are two generously proportioned bedrooms, including a superb principal bedroom with its own en-suite, alongside a modern family bathroom finished to a high standard.

The property also benefits from a fully boarded loft, providing excellent additional storage and offering exciting future potential, with planning permission already in place for conversion and the addition of a dormer window.

Externally, the low-maintenance rear garden has been designed for ease of upkeep and entertaining, featuring a patio area and smart lighting to create an inviting setting throughout the day and into the evening. A private driveway provides ample off-street parking and is also enhanced by smart lighting.

Positioned within a peaceful cul-de-sac, the property enjoys a convenient location close to a wide range of local amenities, well-regarded schools and excellent transport links. Southroyd Primary and Nursery School is within the local catchment area, while Pudsey offers a great selection of independent shops along Church Lane, major supermarkets including Asda Supercentre and nearby Marks & Spencer, Pudsey Health Centre and secondary schools such as Crawshaw Academy and Priesthorpe Academy.

For those who enjoy the outdoors, Pudsey Park, Rodley Nature Reserve, Calverley Woods and scenic routes along the Leeds Country Way and Tyersal Beck trails are all within easy reach. New Pudsey railway station provides direct connections to Leeds, Bradford and Manchester, while the A647, A6120 and M621 offer excellent access for commuters.

Viewing is highly recommended to fully appreciate the space, quality and finish this outstanding home has to offer. Early viewing is advised to avoid disappointment. Independent mortgage advice is available if required.

Tel: 0113 257 6198

KITCHEN

DINING/BAR AREA

LIVING ROOM

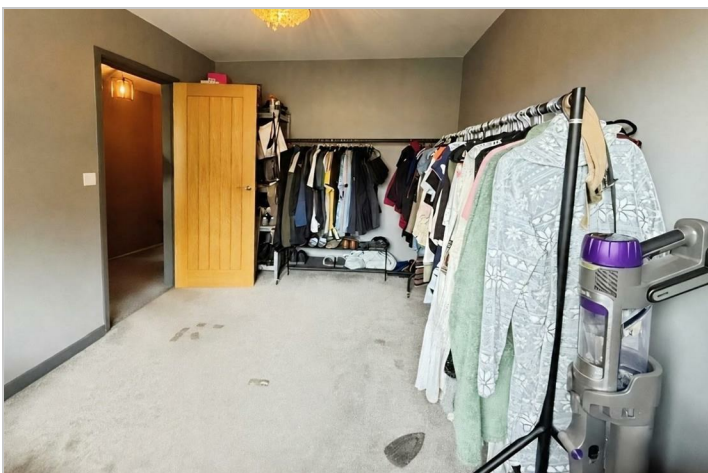
WC

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BATHROOM



Road Map



Hybrid Map



Terrain Map



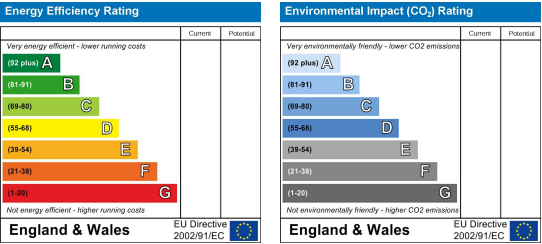
Floor Plan



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.