



**New Street, Farsley PUDSEY LS28 5DJ**

**welcome to**

**New Street, Farsley PUDSEY**

A rare opportunity has arisen to purchase this UNIQUE detached residence, occupying a LARGE PLOT close to FARSLEY CENTRE. Boasting SPACIOUS ACCOMMODATION that includes four bedrooms and two bathrooms, plus SEPARATE ANNEXE, this is a must see!



## Property Information

This rare-to-market detached period property on New Street offers an exceptional opportunity to acquire a truly charming home in the highly sought-after Farsley location. Bursting with character features and a warm, inviting feel throughout, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it perfectly suited to modern family living. The generous garden provides an ideal outdoor space for relaxing, entertaining, or children to play, while the layout of the home offers both practicality and flexibility. Families will appreciate the excellent proximity to well-regarded local primary schools, as well as the convenience of nearby local amenities and the vibrant selection of independent shops, cafés, and restaurants on Farsley Town Street. Nature lovers and those who enjoy outdoor activities will also value being only a short walk from the beloved Westroyd Park, offering green open spaces, play areas, and community events. With its blend of period charm, family-friendly features, and an enviable location, this standout property is a wonderful place to call home.

### Ground Floor Entrance Hall

The entrance hall features tiled and stone flooring, a built-in storage cupboard, stained and textured glass windows, and a radiator.

### Lounge

The lounge is a large family room with parquet flooring, a log burner, an arched doorway, a radiator, a double-glazed window to the front offering lovely views of the front garden and St John's Church, and an additional double-glazed window to the rear.

### Kitchen Diner

The spacious kitchen diner features lino flooring, wall and base units with a stainless-steel sink and drainer, tiled splashback, spotlights, and space for a table and chairs, along with an electric oven and electric hob with extractor fan, a feature fireplace with a log burner and exposed brick, stained glass detailing, stairs to the first floor, a double-glazed window to

the rear, a door leading outside, and a radiator.

### Hallway

The hallway features lino-design flooring and a radiator.

### Reception Room/Bedroom Four

This versatile ground-floor reception room/bedroom four is a good-sized double space featuring laminate flooring, a radiator, double-glazed windows to the front and side, and a charming circular stained-glass feature window.

### Office Room

The office room offers convenient access from both the reception room and the hallway, and is spacious enough to accommodate a single bed.

### Downstairs Shower Room

The downstairs shower room, accessed directly from the entrance hall, features a fitted shower.

### Downstairs Wc

The downstairs WC features tiled walls, a WC, and a double-glazed window to the rear.

### Utility Room

The utility room includes a double-glazed window to the rear, a storage cupboard, spotlights, a wash basin, and a radiator.

### First Floor Landing

The landing features carpet flooring, a storage cupboard, a double-glazed window to the rear, and metal stairs rising from the ground floor.

### Bedroom One

Bedroom One is a large double room featuring wooden flooring, a Velux window, a double-glazed window to the front, and a radiator.

### Bedroom Two

Bedroom Two is a large double room featuring wooden flooring, two Velux windows, exposed

beams, a log burner, and a radiator.

### Bedroom Three

Bedroom Three features carpet flooring, a radiator, a double-glazed window to the front, and lovely views over the front garden and church.

### Bathroom

The modern bathroom features tiled flooring and walls, a frosted double-glazed window to the rear, a shower cubicle with textured glass, a wash basin, a low-flush WC, spotlights, and a radiator.

### Annex Kitchen Lounge

The kitchen offers an open kitchen/living space with two double-glazed windows, wall and base units with worktops over, a sink and drainer, and stairs leading to the upper floor.

### Shower Room

The shower room features a shower cubicle, a wash basin, a WC, and spotlights.

### Upper Annex Bedroom

This double bedroom features carpet flooring, storage space, a double-glazed window to the front, and stairs leading down to the ground floor.

### Front Garden

The front garden is gated, private and well maintained, featuring a grassed lawn, patio area, mature trees, shrubs and bushes, a hedged and walled border, a greenhouse, and lovely views of the church.

### Rear Garden

The rear garden features a patio area to the rear along with mature shrubs and bushes.

### Parking

The property benefits from a gated driveway providing off-street parking for 2–3 cars.



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## New Street, Farsley PUDSEY

- 4 BEDROOMS
- LARGE PLOT
- SEPARATE ANNEXE
- 2 BATHROOMS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £675,000



Please note the marker reflects the postcode not the actual property

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