

# HUNTERS<sup>®</sup>

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## Coal Hill Lane

Farsley, LS28 5NA

£174,950



Council Tax: D



# 72 Coal Hill Lane

Farsley, LS28 5NA

£174,950



- Charming Yorkshire stone terraced home
- Two bedroom property in excellent condition
- Tucked away position in ever desired Farsley
- Quirky accommodation set over three floors
- Stylish reception room with herringbone flooring
- Characterful lower ground floor dining kitchen & utility
- Peaceful first floor garden with patio and lawn
- Close to Farsley's vibrant cafés, bars and shops
- Excellent public transport links to Leeds
- Council tax band: A

This charming Yorkshire stone terraced home feels like a real tucked away gem, offering quirky and characterful accommodation across three floors in the heart of ever desired Farsley, one of the area's most vibrant and sought after locations.

Enjoying a tucked away position whilst still being moments from the buzz of Farsley village, the property offers a fantastic mix of charm, character and practicality throughout. The standout reception room enjoys a lovely garden outlook and is finished with tasteful décor, herringbone flooring and double doors from the hallway, creating a bright yet cosy living space filled with natural light. The lower ground floor dining kitchen is packed with character, featuring grey handleless units, a Bosch oven and hob, integrated wine fridge and exposed beams that add warmth and charm. There is also a useful utility space on the lower ground floor, adding further practicality to the home.

To the top floor are two bedrooms, including a spacious L shaped double bedroom with dual aspect windows and a leafy outlook. The second bedroom is currently used as a home office, offering a versatile space with pleasant green views. The bathroom is stylishly finished with a walk in black rain shower, black heated towel rail, vanity sink unit and contemporary tiling.

A real highlight of this home is the first floor garden, complete with patio, lawn and mature planted borders, creating a peaceful and private outdoor retreat that feels far removed from the hustle and bustle nearby.

We also understand there to be an external outhouse area with WC and storage facilities, although this is not currently utilised by the vendor. As always, prospective purchasers are advised to check and confirm this via their solicitor against the property title and legal documentation.

Coal Hill Lane sits conveniently between Farsley and Rodley, close to a fantastic selection of cafés, bars, restaurants, shops and green spaces. Easy access to public transport links to Leeds and excellent nearby schools further the appeal. Farsley itself continues to attract strong demand thanks to its thriving community feel, converted mill developments and lively independent scene.

Council Tax Band A.

Tel: 0113 257 6198

### DINING KITCHEN

16'4" x 14'6" (5.00m x 4.43m)

### LIVING ROOM

14'6" x 12'2" (4.43m x 3.73m)

### BEDROOM ONE

12'4" x 11'5" (3.76m x 3.50m)

### BEDOROM TWO

7'0" x 6'0" (2.15m x 1.83m)

### BATHROOM

8'6" x 6'1" (2.61m x 1.86m)



## Road Map



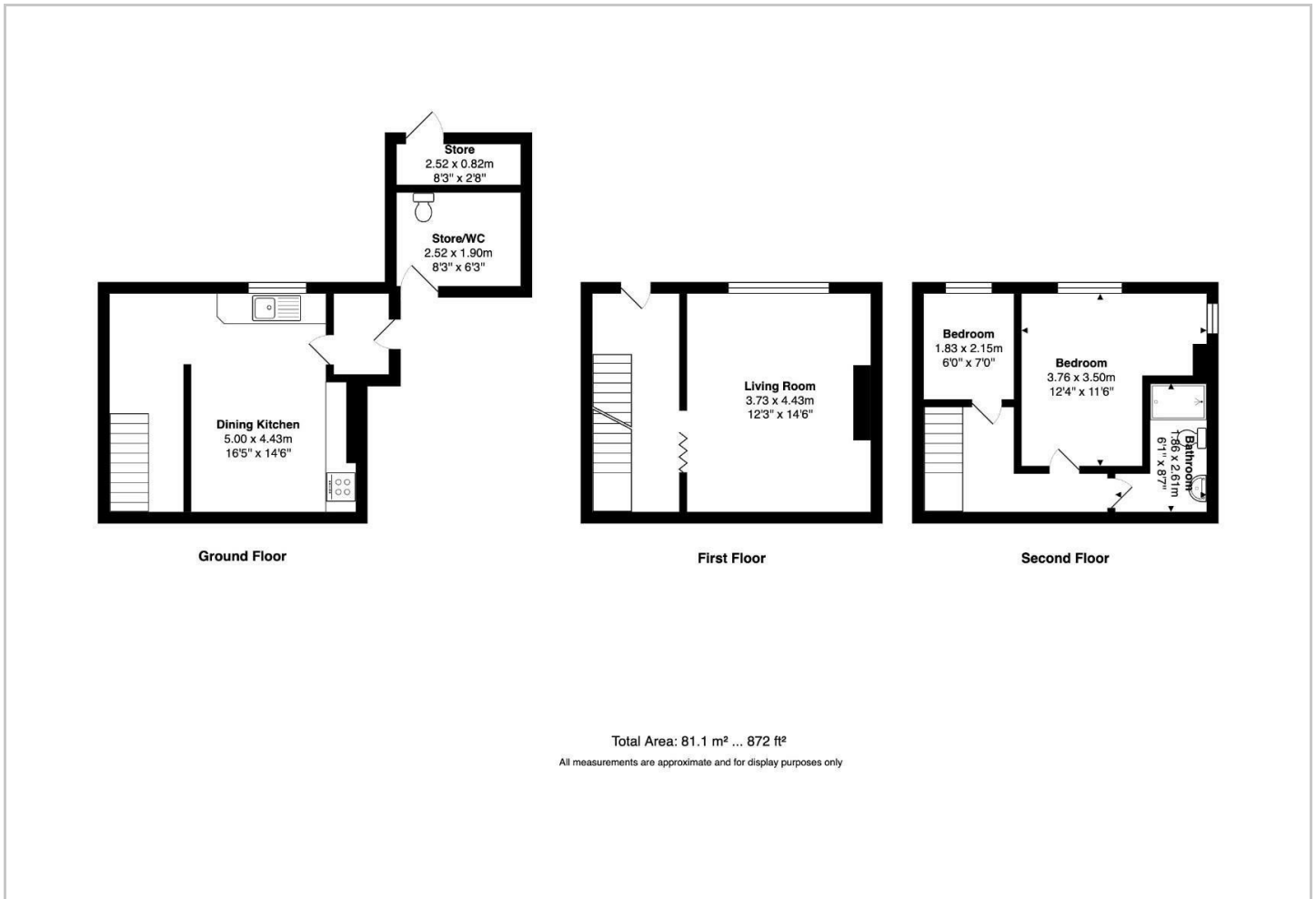
## Hybrid Map



## Terrain Map



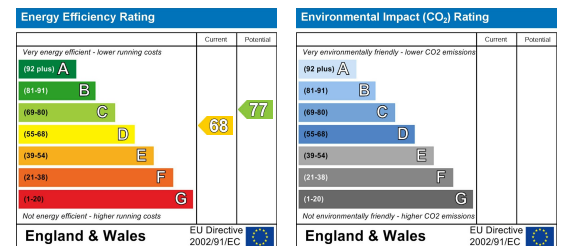
## Floor Plan



## 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.