



# HOME

MARKETING & MANAGEMENT

ANDREW STREET, FARSLEY LS28 5DA

**£230,000**



Charming Stone Through Cottage  
Offering 2 Double Bedrooms  
Modern Fitted Dining Kitchen  
Useful Storage Cellar  
Living Room with Beams & Fireplace  
Contemporary Décor  
Character Features Throughout  
Enclosed Rear Patio Garden  
Popular Farsley Village Location  
No Chain. Ideal For FTB/ Couples

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**GENERAL DESCRIPTION**

A Victorian stone built two double bedroom through terrace cottage situated on a residential cul de sac in the popular village of Farsley. Will be of particular interest to professional couples and young families seeking well presented character accommodation which benefits from: white uPVC double glazing; gas central heating with combination boiler; modern fitted dining kitchen; patio garden; useful storage cellar; feature ceiling beams; neutral décor throughout; modern white three piece bathroom suite with electric shower. Briefly comprises: entrance hall; lounge with feature fireplace, built-in cupboard and feature ceiling beam; dining kitchen including fridge and washing machine; storage cellar; staircase and landing; double bedroom one with fitted wardrobes; double bedroom two with fitted wardrobes; bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, character and charm of the accommodation on offer. No Chain

TENURE  
Freehold

**ROOM MEASUREMENTS**

- ENTRANCE HALL** 5' 5" x 5' 0" (1.65m x 1.52m) max
  - LOUNGE** 14' 9" x 11' 1" (4.5m x 3.38m) max
  - DINING KITCHEN** 13' 9" x 9' 10" (4.19m x 3m)
  - BARREL VAULTED CELLAR** 12' 6" x 6' 3" (3.81m x 1.91m)
  - STAIRCASE & LANDING** 5' 11" x 2' 9" (1.8m x 0.84m)
  - DOUBLE BEDROOM 1** 14' 9" x 11' 10" (4.5m x 3.61m)
  - DOUBLE BEDROOM 2** 9' 11" x 9' 9" (3.02m x 2.97m) max
  - BATHROOM** 7' 0" x 4' 5" (2.13m x 1.35m)
- EXTERIOR**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**OPENING HOURS**

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

