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Cotefields Avenue

Farsley, Pudsey, LS28 5EJ

Chain Free £250,000



Council Tax: A



37 Cotefields Avenue

Farsley, Pudsey, LS28 5EJ

Chain Free £250,000



- Chain free sale!
- Sought-after Farsley location
- Three-bedroom semi-detached home
- Generous south-facing plot with excellent future potential
- Huge scope for extension (SSTP)
- Spacious open-plan kitchen diner across rear
- Off-street parking for at least two vehicles
- Excellent links towards Leeds, Bradford and New Pudsey station
- Nearby local cafés, bars and restaurants
- Council tax band: A

Situated within the ever-popular Farsley area, this chain free three-bedroom semi-detached home occupies an enviable south-facing plot and offers an exciting opportunity for buyers looking to secure a home with outstanding long-term potential. Homes in Farsley continue to attract strong demand thanks to the area's vibrant atmosphere, excellent amenities and commuter links, and this property stands out with its generous garden, off-street parking and clear scope to extend up and out, subject to the necessary permissions. A fantastic opportunity for growing families or buyers wanting to create a long-term home in a highly sought-after village setting.

Well maintained throughout, the property offers an excellent opportunity for buyers looking to create a home to their own taste over time, while already benefiting from a spacious and practical layout. The main reception room is bright and neutrally decorated, creating a welcoming everyday living space, while double doors open through to a spacious open-plan kitchen diner spanning the full width of the rear of the property. The kitchen is already a great size and perfectly functional as is, whilst also offering exciting future potential for buyers looking to create a more contemporary family kitchen layout with features such as bifold doors opening onto the impressive south-facing rear garden, which enjoys a particularly private feel and is not heavily overlooked. Many neighbouring homes on the street have also extended into the side coal store area, creating separate utility rooms or enlarging the kitchen space further, giving a great indication of the long-term potential on offer.

To the first floor are three bedrooms. The principal bedroom is a generous double positioned to the front with fitted wardrobes, while the second bedroom overlooks the rear garden and also benefits from fitted storage. The third bedroom is a versatile single room, ideal as a nursery, dressing room or home office. The bathroom currently features an over-bath shower with a separate WC alongside, giving flexibility for buyers who may wish to create one larger bathroom in the future.

A real highlight of this home is the rear garden and the overall plot size, offering an excellent sense of space and future scope in such a popular residential location. The garden itself enjoys a south-facing aspect and a private enclosed setting with a mix of astro turf, lawn, mature borders and a block-paved pathway, creating an ideal space for entertaining, families or future landscaping plans. To the front, the property also benefits from off-street parking for at least two vehicles.

Farsley remains a highly sought-after area thanks to its blend of independent cafés, bars, restaurants and converted mill buildings, alongside nearby schools, parks and everyday amenities. The property also benefits from excellent transport links towards both Leeds and Bradford, with New Pudsey railway station within easy reach. Council Tax Band A.

Tel: 0113 257 6198

DINING KITCHEN

19'5" x 8'11"m (5.93m x 2.73mm)

LIVING ROOM

13'9" x 12'7" (4.20m x 3.85m)

BEDROOM ONE

11'7" x 11'5" (3.54m x 3.49m)

BEDROOM TWO

11'5" x 9'6" (3.49m x 2.91m)

BEDROOM THREE

8'8" x 7'8" (2.65m x 2.34m)

BATHROOM

7'3" x 4'7" (2.23m x 1.42m)

WC

4'8" x 2'5" (1.44m x 0.76m)

STORE

13'5" x 5'1" (4.09m x 1.55m)



Road Map



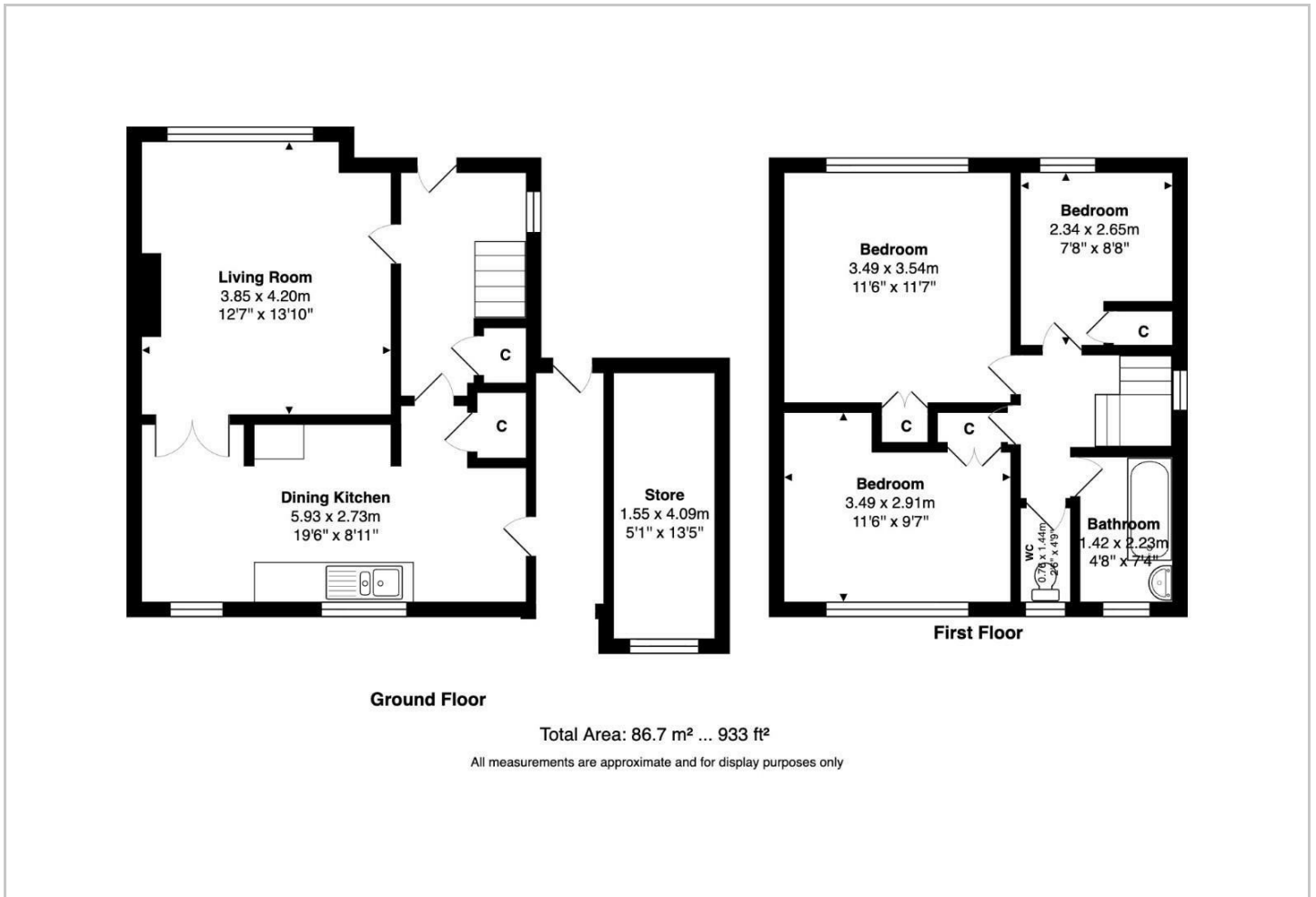
Hybrid Map



Terrain Map



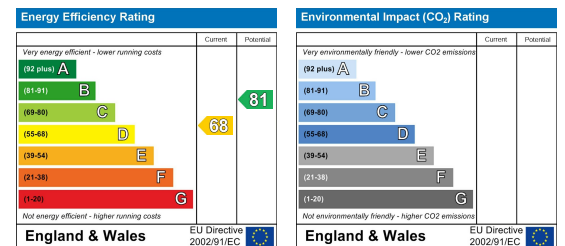
Floor Plan



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.