HUNTERS®

HERE TO GET *you* THERE

Newlands

Farsley, Pudsey, LS28 5BE

£325,000

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Council Tax: C

107 Newlands

Farsley, Pudsey, LS28 5BE

£325,000

- Sought-after Farsley location
- Contemporary kitchen diner with French doors to the garden
- 'Turn-key' home offered in immaculate condition
- Off street parking for two vehicles to the front
- Two bathrooms plus ground floor W/C
- Three double bedrooms arranged over three floors
- Principal bedroom suite with ensuite shower room
- Private, enclosed and secure rear garden with lawn and patio
- Well placed for local schools, parks and transport links

This three bedroom home in ever popular Farsley is offered for sale and provides well planned accommodation arranged over three floors, creating a flexible layout ideal for modern family living. Positioned within easy reach of well regarded schools, green spaces and local amenities, the property is perfectly suited to buyers looking for both practicality and lifestyle.

The property opens into a welcoming reception room featuring wood grain effect flooring and fitted blinds. The space is generous and adaptable, offering plenty of room to configure seating, media and living arrangements depending on a buyer's needs.

To the rear, a contemporary kitchen provides a dedicated kitchen diner layout, fitted with sleek high gloss grey handleless units, an integrated dishwasher and washing machine, double oven and space for an American style fridge freezer. There is ample room for a dining table, making it a natural hub for everyday living. French doors with inset blinds open directly onto the garden, helping to create an easy connection between indoor and outdoor space.

Across the upper floors are three generous double bedrooms, offering flexible space for families, guests or home working. The top floor principal suite benefits from both dormer and Velux windows allowing plenty of natural light, along with useful eaves storage and a modern ensuite shower room.

On the first floor, the front double bedroom enjoys the added benefit of a walk in dressing room with deep wardrobe storage. This space was previously configured as an ensuite and the plumbing has been capped, offering potential for buyers to reconfigure it back into an ensuite if preferred, depending on a family's needs. The rear bedroom overlooks the garden and provides another comfortable double room.

The property benefits from excellent bathroom provision, including the top floor ensuite which features a rain shower, vanity sink, heated towel rail and WC. The first floor house bathroom offers a bath with overhead shower, pedestal sink and WC, finished in a fresh modern style with a frosted window providing natural light. In addition, there is a separate ground floor WC, meaning the home offers two bathrooms plus an additional WC.

Externally, the property benefits from a private, enclosed and secure rear garden, fully fenced and designed for easy enjoyment. The garden features a lawn and patio area, providing space for outdoor seating, entertaining or family use, along with a garden shed for additional storage.

To the front of the property there is off street parking for two vehicles, with a combination of tarmac and slate providing practical, low maintenance parking space.

Farsley remains one of the area's most sought after communities, well known for its vibrant Town Street with a range of independent cafes, bars and local shops. The property also benefits from nearby green space and recreational areas, including the village green and the well regarded Farsley Celtic football ground, providing a strong community feel and excellent local sporting facilities. Additional green spaces such as Westroyd Park and Hainsworth Park are also close by, while several well regarded local schools make the area particularly popular with families.

Transport links are also strong, with New Pudsey railway station only a short drive away, offering convenient connections to Leeds and Bradford, while regular bus routes also serve the surrounding areas.

Beautifully presented throughout and ready to move straight into, this home offers spacious and versatile accommodation across three floors in a highly desirable Farsley location.

ENTRANCE HALL

GROUND FLOOR W/C
2'10" x 4'9" (0.88 x 1.45)

LIVING ROOM
13'8" x 12'10" (4.19 x 3.93m)

DINING KITCHEN
16'10" x 8'4" (5.15 x 2.56m)

LANDING

BEDROOM ONE
10'2" x 11'8" (3.11 x 3.56m)

WALK-IN WARDROBE
6'3" x 5'6" (1.93 x 1.69m)

BEDROOM TWO
10'2" x 10'4" (3.11 x 3.17m)

BATHROOM
6'3" x 6'9" (1.93 x 2.08m)

BEDROOM THREE
10'1" x 14'11" (3.08 x 4.55m)

ENSUITE
2'11" x 7'10" (0.89 x 2.39m)

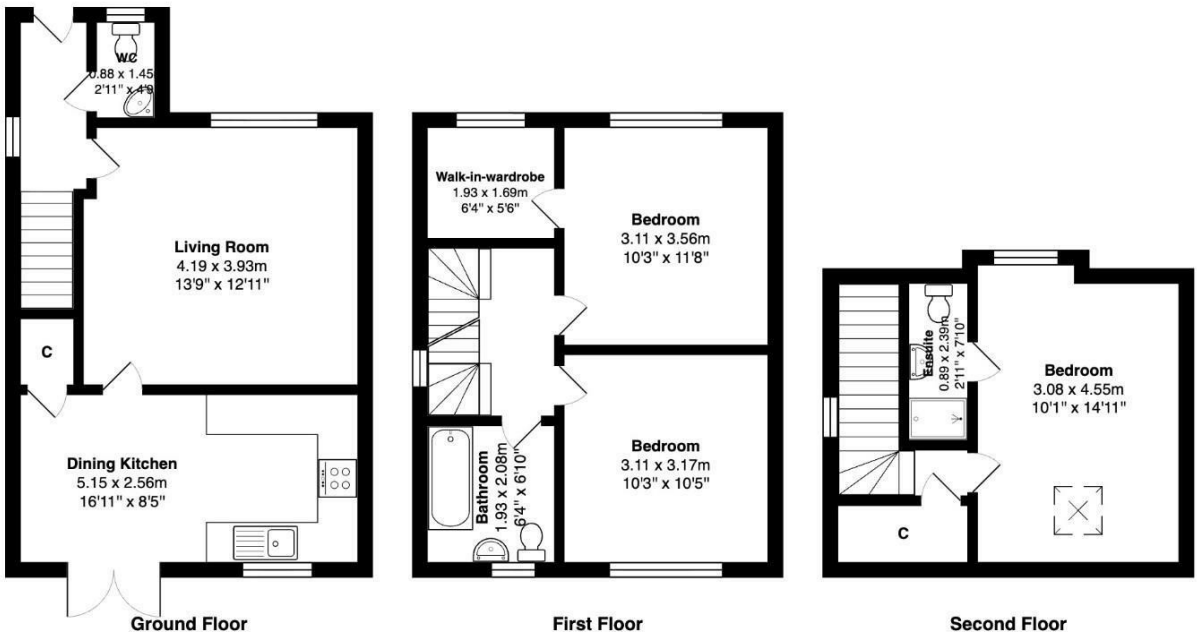
GARDENS & PARKING

Road Map

Hybrid Map

Terrain Map

Floor Plan



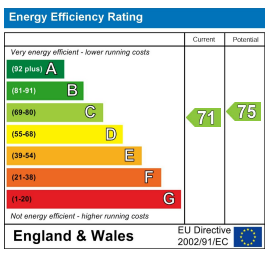
Total Area: 94.9 m² ... 1021 ft²

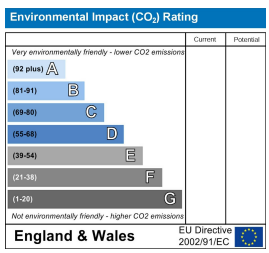
All measurements are approximate and for display purposes only

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com