

Half Mile, Stanningley / Farsley border, LS13 1DZ

Offers Over £700,000

HUNTERS®

EXCLUSIVE



Half Mile, Stanningley / Farsley border, LS13 1DZ

Offers Over £700,000

- Private road leading to a secluded driveway, offering peaceful setting
- Immaculate unique detached property
- Five spacious bedrooms
- Master bedroom with en-suite
- Luxurious bathroom with Jacuzzi
- Quality handmade kitchen
- Three individual reception rooms
- Family and cinema room
- Mature private garden, sun patio with hot tub & childrens play area
- Sun patio with hot tub











Now offered for sale is this immaculate and unique DETACHED property that has been given a full and recent renovation, with no expense spared. This stunning home is perfectly suited for families and couples and is nestled in a serene location with transport links, nearby schools, parks, walking and cycling routes close by.

The property offers five bedrooms, with the fifth currently arranged as a dressing room. The principal suite occupies the upper floor and features a luxurious, hotel-inspired design, including a dedicated dressing area with extensive fitted wardrobes and drawers, a separate WC with wash basin, and an open-plan bathing space with a freestanding bath and walk-in shower. This suite also offers flexibility, easily functioning as a traditional master bedroom with en-suite while allowing the dressing room to revert to a fifth bedroom if required. The second bedroom is a comfortable double room, featuring ample built-in wardrobes. Bedrooms three and four are also double rooms providing ample space for all family members.

The property also houses a luxury, newly refurbished house BATHROOM with a separate shower, bath with an Aqua TV, LED lighting, Jacuzzi bath, twin sinks, and contrasting tiled walls and floor, offering a luxurious bathing experience.

The KITCHEN is a sight to behold. Recently refurbished, it features a quality handmade bespoke design with fully integrated quality appliances, a porcelain tiled floor, and extended granite worktop, with a double butler type sink. It also has an island with a lantern roof and double doors opening to the dining area. There is also a separate downstairs cloakroom/toilet and Utility room, with granite worktops and space for the washer & dryer.

The property features THREE reception rooms. The first reception room is a glorious family and cinema room with its own cocktail bar, quality oak flooring, and Bi folds to a courtyard, a great place to spend quality time with all the family. The second reception room is much cosier and provides access to a garden and comes with a cast iron fireplace, ceiling coving, and sliding doors to the sun patio. The third reception room is an elegant dining hall with a fireplace, complete with a wood burner, original oak floor, LED lighting, and a sliding entrance door. A staircase from this room leads upstairs to the master bedroom and bedroom five which is currently being used as a dressing room.

The property has unique features such as parking for multiple cars, off road, a large and mature private garden, which is well screened, a sun patio with a hot tub, and planning for a garage, a children's play area, an enclosed courtyard. The new windows were installed in 2020, and a new gas boiler installed in 2021.

The property is located off the beaten track, in an area of individual styled homes, yet within easy reach of transport links to the city, the local park and within a mile of the Rodley Canal and the increasingly popular Farsley village shops/cafes and pubs.

This property is a true hidden gem, waiting for the right buyer to discover.





DINING KITCHEN
26'7" x 20'4"

DINING ROOM
15'6" x 11'3"

LIVING ROOM
15'6" x 11'3"

ENTERTAINING ROOM
22'6" x 16'10"

UTILITY ROOM
8'0" x 5'8"

WC
5'8" x 3'10"

BEDROOM ONE
18'6" x 15'3"

BEDROOM TWO
12'1" x 11'9"

BEDROOM THREE
10'10" x 9'1"

BEDROOM FOUR
9'10" x 9'1"

BEDROOM FIVE
15'6" x 9'3"

BATHROOM
9'1" x 8'10"

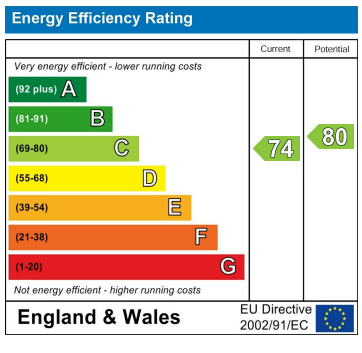
WC
5'6" x 4'6"









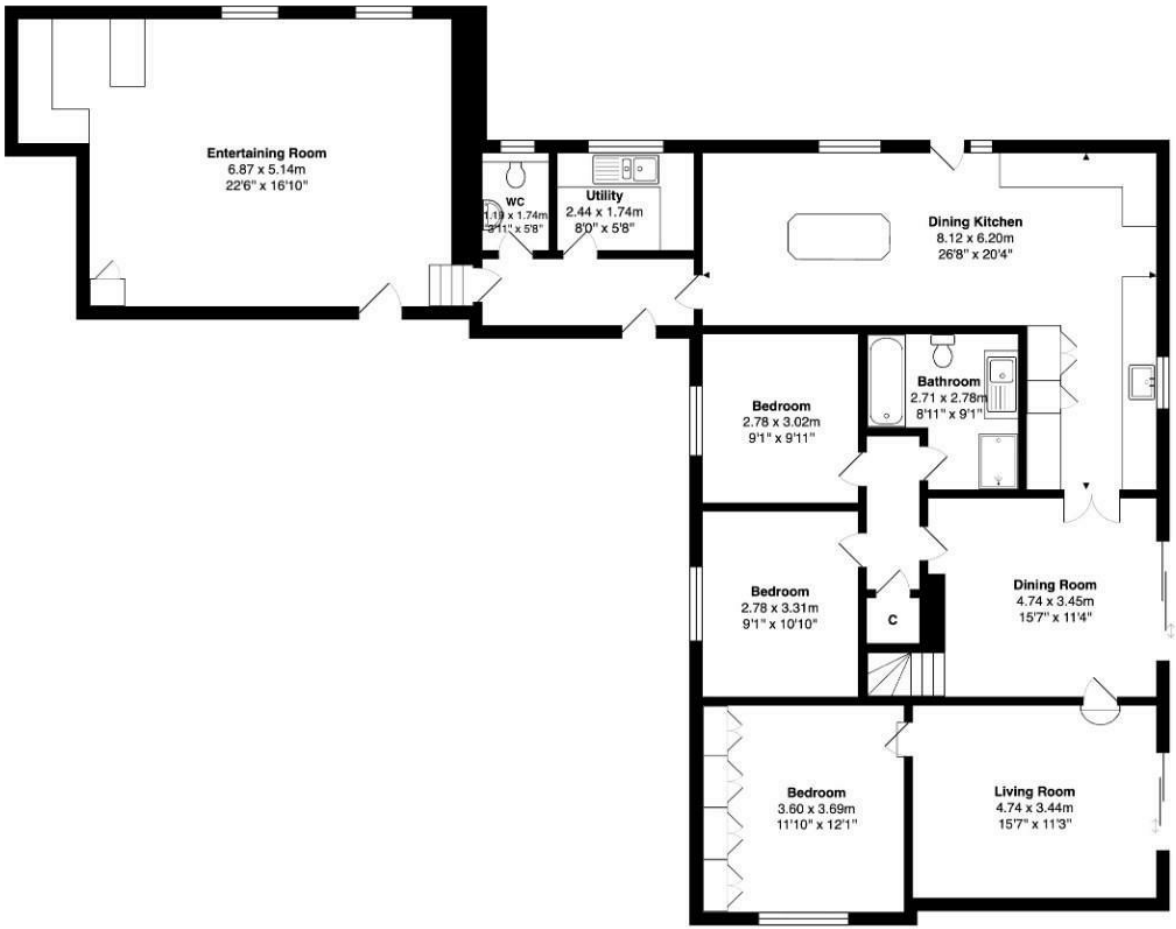


DISCLAIMER

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

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Ground Floor



First Floor

Total Area: 204.4 m² ... 2200 ft²

All measurements are approximate and for display purposes only

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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