HUNTERS®

HERE TO GET *you* THERE

Half Mile Gardens

Stanningley, Pudsey, LS13 1BL

£290,000

4 2 2 C

Council Tax: C

23 Half Mile Gardens

Stanningley, Pudsey, LS13 1BL

£290,000

- Beautiful FOUR-BEDROOM semi-detached home
- Quiet cul-de-sac position on the edge of Farsley
- Priced to sell - act fast!
- Impressive SOUTH-FACING garden with patio
- EXTENDED kitchen with breakfast bar & utility space
- Versatile ground-floor bedroom / PLAYROOM
- Separate dining room with french doors to garden
- Extensive driveway and LARGE GARAGE
- Additional side LAND offering future potential
- Prime LOCATION close to Farsley's shops, cafés, Stanningley Park

For sale is a BEAUTIFUL semi-detached property offering four bedrooms, situated at the end of a quiet cul-de-sac, on the doorstep of Farsley. This property has been EXTENDED and designed with families in mind and benefits from being within walking distance of local shops and the popular Stanningley Park.

The property features a stunning SOUTH-FACING GARDEN, impressive in size, perfect for family football or enjoying the sun. With a spacious patio, there are distinct seating areas, and a mature apple tree, there's plenty of space for outdoor activities. A small section of LAND to the side also comes with the property, presenting possibilities for future development. The paved drive provides OFF-STREET PARKING for several vehicles and leads to a large GARAGE.

Inside, the EXTENDED KITCHEN includes a breakfast bar peninsula, stylish shaker units, integrated appliances, and is brightened by dual-aspect sun and a Velux skylight. The practical tiled floor and gorgeous tiled splashback tie the space together, making it ideal for families. A separate UTILITY space provides the perfect practical addition, offering dedicated room for white goods and helping keep the main kitchen clutter-free. The large family LIVING ROOM is well-lit and generously sized, perfect for everyday living. To the rear, a DINING ROOM provides access to the garden via French doors and the perfect place to host. The ground floor also offers a versatile bedroom currently used as a PLAYROOM, complete with understair storage.

UPSTAIRS are THREE DOUBLE bedrooms: the main bedroom enjoys a lovely leafy outlook and fitted wardrobes; another double features a Velux skylight and an L-shaped layout with eaves storage; while the third benefits from a dormer extension and a VIEW over the garden and towards PUDSEY.

The family BATHROOM offers modern white tiling with contrasting black grout and a bath with shower over. The main bedroom's ENSUITE is fitted with a modern shower, W/C, and contemporary tiles.

LOCATION - Conveniently located within walking distance of local shops, Farsley's vibrant high street, and several popular cafés. Stanningley Rail Station is approximately a 10-minute walk away, with direct trains to Leeds (around 12 minutes), making commuting straightforward. Ideal for families seeking both space and amenities in a well-connected location.

Tel: 0113 257 6198

KITCHEN
15'5" x 10'10" (4.72m x 3.32m)

LIVING ROOM
18'4" x 11'2" (5.60m x 3.42m)

DINING ROOM
9'10" x 8'5" (3.01m x 2.57m)

UTILITY ROOM
6'3" x 2'11" (1.93m x 0.89m)

BEDROOM
9'10" x 9'8" (3.00m x 2.97m)

BATHROOM
9'4" x 6'3" (2.86m x 1.91m)

BEDROOM
12'0" x 11'8" (3.66m x 3.58m)

EN-SUITE
9'6" x 3'8" (2.91m x 1.12m)

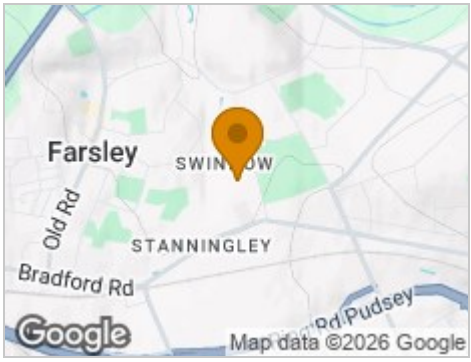
BEDROOM
10'9" x 9'11" (3.30m x 3.04m)

BEDROOM
8'10" x 8'9" (2.70m x 2.68m)

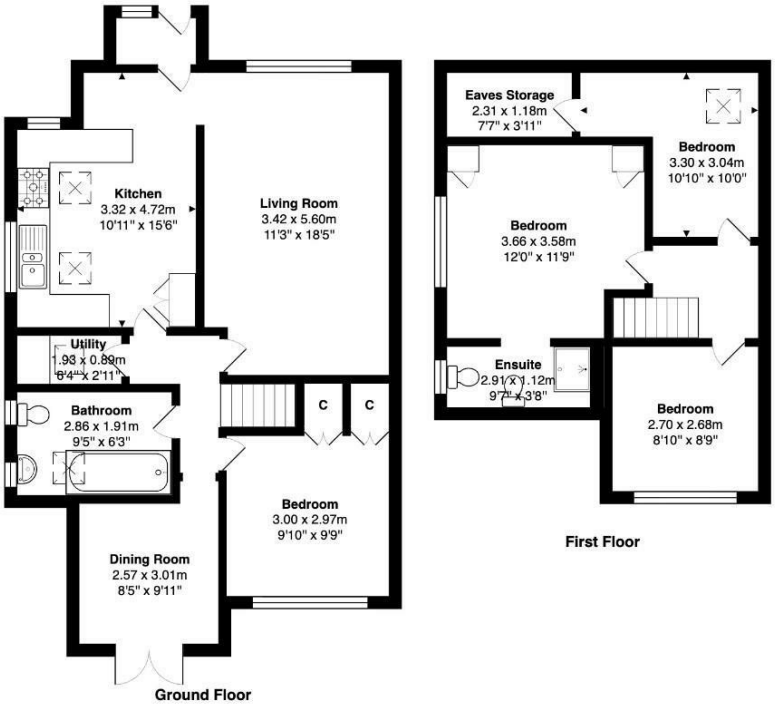
Road Map

Hybrid Map

Terrain Map



Floor Plan



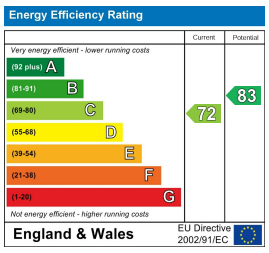
Total Area: 107.2 m² ... 1154 ft²

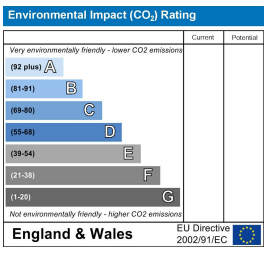
All measurements are approximate and for display purposes only

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.

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