

# HUNTERS<sup>®</sup>

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## Back Lane

Farsley, LS28 5EU

£325,000



Council Tax: C



# 6 Back Lane

Farsley, LS28 5EU

£325,000



- Much sought-after Farsley village location
- Three-bedroom semi-detached family home
- Two bright reception rooms
- Potential for modernisation
- Mature, well maintained gardens front and rear
- Single garage and off-street parking
- Downstairs WC plus WC in upstairs shower room
- Close to schools, cafés and shops
- No onward chain
- Quiet Cul de sac location

This three-bedroom semi-detached home in the sought-after area of Farsley is offered for sale, presenting a well-proportioned layout, established gardens, and potential for modernisation.

On the ground floor, the property offers two RECEPTION rooms. The front reception room features a bay window with views over the front garden, creating a bright space. To the rear, the second reception room enjoys views over the south facing back garden and includes a fireplace, offering a comfortable setting for dining or relaxing. The KITCHEN is well laid out with a range of fitted upper and lower storage units, providing practical workspace, space for a washer, built-in appliances and a pantry, along with direct access to the rear garden. A convenient DOWNSTAIRS WC completes the ground floor accommodation.

Upstairs, there are THREE bedrooms. Bedroom one is a double room with built-in wardrobes and a view over the rear. Bedroom two is a double with built-in wardrobes, a bay window and a light aspect to the front. The third bedroom is a single room, ideal for use as a home office, child's bedroom or nursery. The BATHROOM is partially tiled and fitted with an enclosed shower cubicle, wash basin, and WC.

Externally, the property enjoys well-maintained gardens to both the front and rear. The front garden features a neat lawn and paved pathway leading to the entrance. To the rear, a low-maintenance garden has been thoughtfully arranged to provide both practicality and outdoor enjoyment. A block-paved area offers ample space for parking and seating and is complemented by a detached GARAGE, with electricity. A curved lawn section adds greenery.

The property is ideally positioned within easy reach of Farsley's popular high street, which offers a range of independent shops, cafés, and local amenities. 'The thriving Sunny Bank Mills heritage complex is 5 minutes' walk away with its cafes; galleries; bars; heritage centre; health and fitness establishments. Nearby parks and green spaces provide opportunities for leisure and recreation, and the area is well served by reputable schools. Excellent transport links are available via local bus routes and New Pudsey railway station, offering regular services to Leeds and Bradford, making commuting across West Yorkshire convenient and straightforward.

Tel: 0113 257 6198

## KITCHEN

12'3" x 6'2" (3.74m x 1.89m)

## LIVING ROOM

11'10" x 11'10" (3.63m x 3.63m)

## DINING ROOM

13'1" x 11'10" (4.00m x 3.63m)

## WC

5'6" x 2'1" (1.68m x 0.66m)

## BEDROOM ONE

13'1" x 11'10" (4.00m x 3.63m)

## BEDROOM TWO

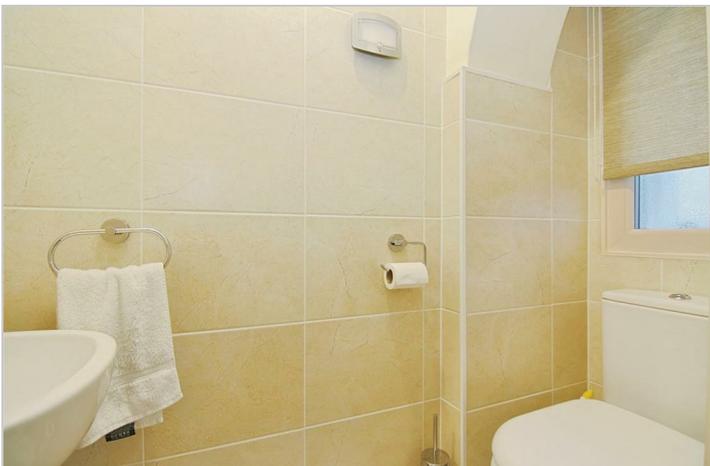
11'10" x 11'10" (3.63m x 3.63m)

## BEDROOM THREE

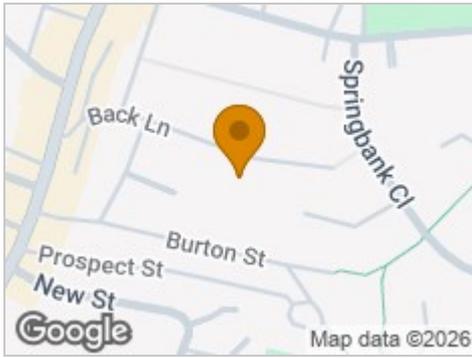
7'11" x 6'2" (2.42m x 1.89m)

## BATHROOM

7'10" x 6'2" (2.39m x 1.89m)



## Road Map



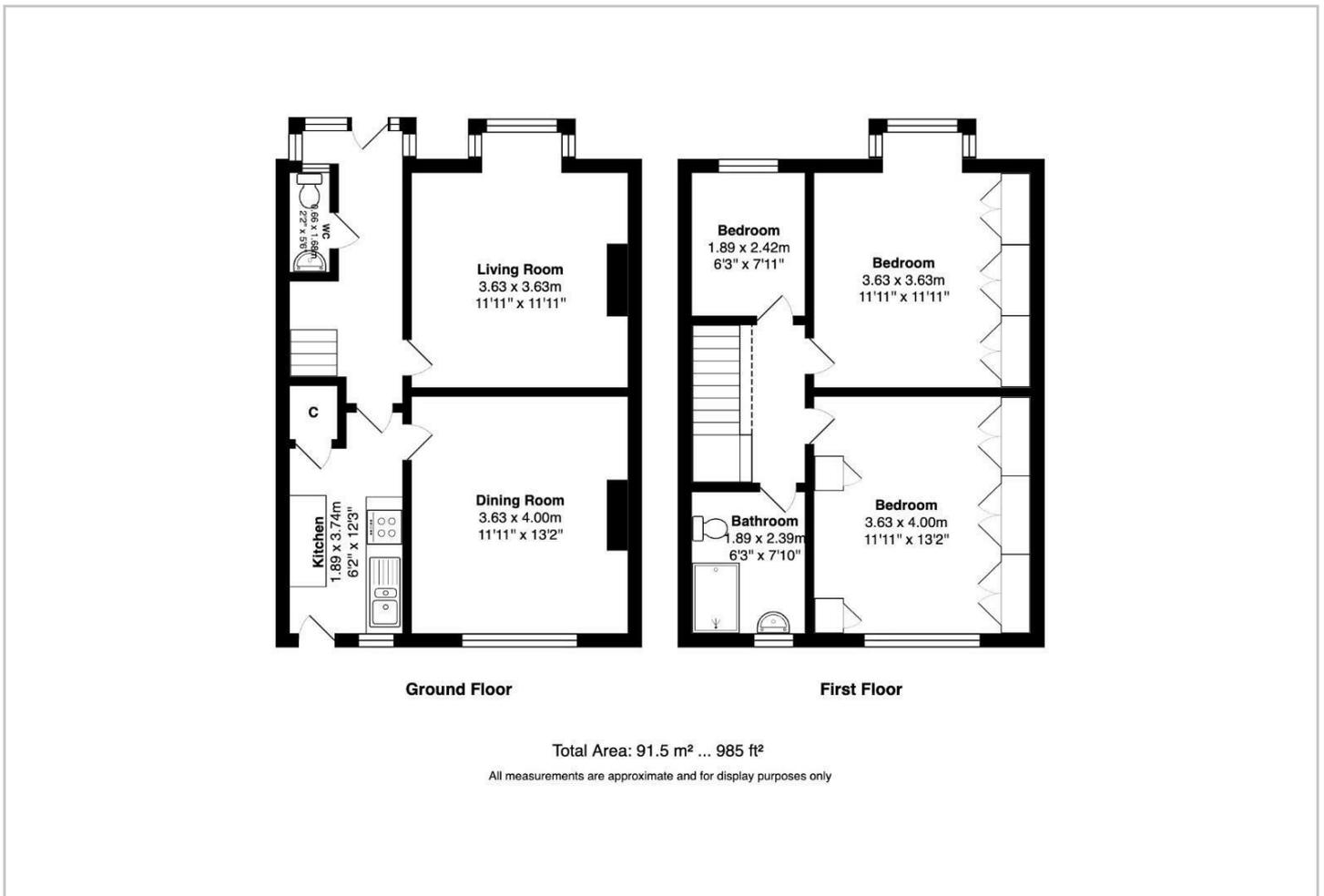
## Hybrid Map



## Terrain Map



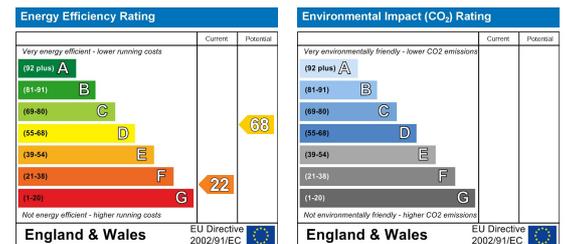
## Floor Plan



## 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.