



CORNERSTONE

9 Springbank Grove, Farsley, LS28 5LT

£1,995 Per Calendar Month



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9 Springbank Grove

£1,995 Per Calendar Month

Introduction

A Stunning Four Bedroom Semi-Detached Home in the Heart of Farsley, situated on a lovely cul-de-sac.

Cornerstone are delighted to present 9 Springbank Grove, a beautifully renovated and extended semi-detached property set in one of Farsley's most sought-after residential locations. This home creates the perfect balance of modern open-plan living and flexible family space.

Key Features

Four generously sized bedrooms.

Stylish open-plan kitchen diner with bi-folding doors.

Ground floor bedroom with en suite.

Three first-floor bedrooms and a family bathroom.

Large driveway and a detached garage.

Expansive rear garden with lovely views over the valley towards Rodley Nature Reserve.

Excellent location within walking distance of Farsley Town Street and Rodley.

Surrounded by popular schools.

Ground Floor

Upon entering, through the stylish composite side door from the driveway, you are immediately struck by a stunning and vast open-plan kitchen-diner with a herringbone floor.

Open Plan Kitchen Diner – The heart of this home is the spectacular kitchen diner, finished with high-quality fittings and sleek cabinetry. This contemporary space is ideal for both entertaining and everyday family life, with bi-folding doors opening directly onto the rear garden, allowing the indoors and outdoors to flow seamlessly.

Walk-In Pantry/Utility - A sliding door from the kitchen leads into a large pantry/utility room perfect for keeping the kitchen-diner free from clutter.

Ground Floor Bedroom with En Suite – A superbly proportioned room with a modern en suite shower room.

Sitting Room – A brilliant and stylishly finished sitting room with a herringbone floor and a stylish feature wall.

First Floor

The first floor has a modern and practical layout.

Landing - A spacious landing that leads to three bedrooms and the family bathroom.

Bedroom One – A spacious double bedroom with lovely views over the valley and fitted wardrobes.

Bedroom Two – Another generously sized bedroom, again with fitted wardrobes and a Velux window.

Bedroom Three - Again, a generously sized bedroom with fitted wardrobes and a Velux window.

Family Bathroom – A stylish bathroom finished to a high standard, including a bath with a rain dance shower.

Outside

Front Garden & Driveway – A well-maintained garden and a large driveway, providing off-street parking. The driveway leads down to the garage. The property has cold and hot water outdoor taps.

Detached Garage – Offering additional storage. The garage has power and a window for natural light.

Rear Garden – A standout feature of this property, the expansive rear garden boasts a superb outlook over the valley towards Rodley Nature Reserve. Perfect for family gatherings, summer entertaining, or simply unwinding.

Location – Farsley Living

Farsley has become a desirable suburb of Leeds, renowned for its village charm and thriving community spirit.

Town Street Amenities – Just a short walk away, Farsley Town Street offers a fantastic mix of independent cafes, restaurants, bars, and shops. Popular spots include Grumpy's Pizza, Amity Brew Co., and the renowned Mill Kitchen. You'll also find convenience stores, a post office, and everyday essentials right on your doorstep.

Schools – The area is well-served by highly regarded schools, including Farsley Springbank Primary School, Farsley Westroyd Primary School, Farsley Farfield Primary School, and the sought-after Co-Op Academy Priesthorpe for secondary education.

Green Spaces – Families and outdoor enthusiasts will appreciate the nearby parks and open spaces, including Hainsworth Park and Rodley Nature Reserve, offering wonderful walking and cycling opportunities.

Transport Links – Farsley is ideally situated for commuters, with easy access to Leeds, Bradford, and the surrounding areas. New Pudsey railway station is close by, providing direct links to Leeds city centre and beyond.

In Summary

9 Springbank Grove is a truly special home, combining stylish modern design with practical family living. Its flexible layout, high-quality finish, and great views make it a rare find in this ever-popular part of Farsley.

This property is sure to appeal to a wide range of tenants.

Important Information

Holding Deposit - £450.00

Bond £2,300.00

Council Tax Band C.

Furnished.

Available October 2026.

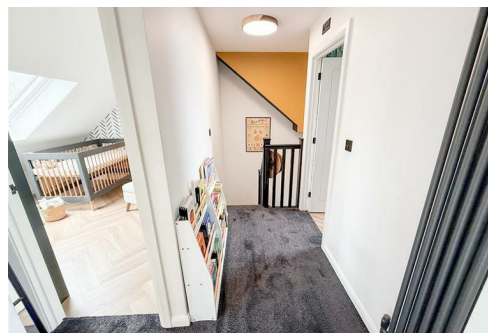
Applying for This Property

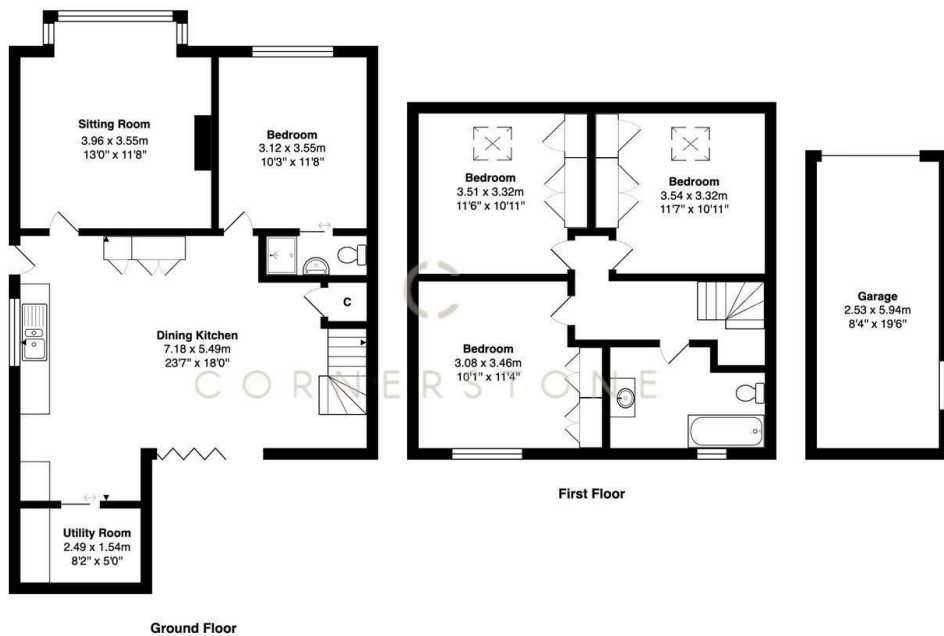
All prospective tenants are required to complete an application form.

Once your application has been reviewed, the landlord has agreed in principle to proceed and we believe the application is likely to meet the required referencing criteria, a holding deposit of £345.00 will be required to reserve the property while referencing and the remaining pre-tenancy checks are completed.

Once a holding deposit has been accepted, the property will be reserved while the application proceeds.

The standard deadline for entering into the tenancy is 15 calendar days from receipt of the holding deposit, unless a different deadline is agreed with you in writing.





Total Area: 131.9 m² ... 1420 ft²
 All measurements are approximate and for display purposes only

If the tenancy proceeds, the holding deposit will be refunded or, with your agreement, may be applied towards your first month's rent or tenancy deposit once the tenancy agreement has been entered into.

A holding deposit may be retained where permitted by the Tenant Fees Act 2019, including where an applicant:

- provides false or misleading information that materially affects their suitability to rent the property;
- fails a Right to Rent check;
- withdraws from the application; or
- fails to take reasonable steps to enter into the tenancy when the landlord and/or agent have taken reasonable steps to do so.

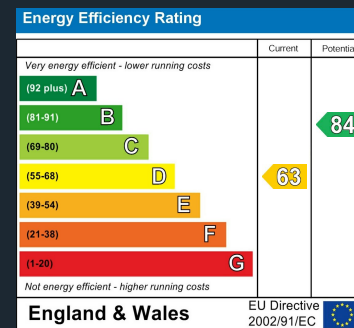
Client Money Protection - Cornerstone Sales & Lettings is a member of the Client Money Protect (CMP) Scheme. Membership Number: CMP004399

Redress Scheme - Cornerstone Sales & Lettings is a member of The Property Ombudsman. Agent Registration Number: D11805

For further information, including our Schedule of Fees, please visit the Cornerstone Sales & Lettings website.

Local Authority
 Leeds City Council

Council Tax Band
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