HUNTERS®

HERE TO GET *you* THERE

Springbank Road

Farsley, Pudsey, LS28 5LU

£335,000

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Council Tax: C

4 Springbank Road

Farsley, Pudsey, LS28 5LU

£335,000

Situated on the highly desirable Springbanks, in the heart of Farsley village, this well-positioned home enjoys a sought-after setting with convenient access to local public transport links, schools and green spaces. Farsley's popular converted mills are also close by, home to a fantastic selection of independent cafés, bars and restaurants, while neighbouring Rodley offers attractive canalside walks. Altogether, the location makes this a particularly appealing option for a variety of buyers looking to enjoy everything this popular village has to offer.

The property begins with a kitchen positioned to the front, benefiting from dual-aspect natural light and an elevated position away from the road. Fitted with a range of modern wall and base units, the kitchen has been well maintained and also benefits from under-cupboard lighting. Although perfectly usable as it stands, there is scope for a new owner to introduce their own decorative style, with relatively simple changes such as a new tiled splashback helping to give the room a completely fresh appearance without the need for extensive works.

To the side is a generous living room, again benefiting from the property's elevated position and enjoying a pleasant leafy outlook down the valley. There is ample space for a variety of furniture arrangements, with a marble gas fireplace providing a central focal point. The room offers plenty of potential for a new owner to decorate to their own taste while still being comfortable enough to move straight into and enjoy from day one.

The property also provides two bedrooms to the ground floor, offering flexibility depending on the needs of the next owner. One of the bedrooms benefits from a sliding door opening directly onto the rear garden, creating a lovely connection with the outside space and making it particularly well suited to also function as a separate dining space if preferred. Also positioned on the ground floor is the bathroom, which has been designed with accessibility in mind. The current arrangement provides practical and convenient facilities, while also offering scope for the next owner to tailor the space to their own tastes and requirements over time.

To the rear, the property benefits from a conservatory providing an additional and versatile living space overlooking the garden. With both power and central heating, the room can be enjoyed more comfortably throughout the year and could work particularly well as an additional sitting room, dining area, hobby space or home office.

Upstairs, the accommodation continues with a particularly generous principal bedroom, enhanced by a large dormer which creates excellent headroom and a spacious feel. The room is finished in neutral décor and benefits from fitted wardrobes, providing useful built-in storage while still leaving plenty of room for additional bedroom furniture.

An internal hallway leads through to a further versatile room which is currently well suited as a study, but could equally serve as a potential fourth bedroom depending on the needs of the next owner. This space benefits from a Velux window, bringing in plenty of natural light, along with useful eaves storage.

Beyond this is an additional store room, again benefiting from a secondary Velux window. This area provides excellent storage in its current form, while also offering exciting potential to be reconfigured into the bedroom accommodation, potentially as an en-suite, subject to the necessary planning permissions and building regulations.

Externally, the rear garden is a particularly pleasant feature of the home. Designed with ease of maintenance in mind, it offers a private and secure setting and creates a lovely sun trap during the warmer months. The combination of the conservatory and direct access from one of the ground-floor bedrooms also helps the garden feel well connected to the main accommodation.

A particularly strong feature externally is the amount of off-street parking available. The driveway provides parking for approximately four vehicles and is secured by custom gates, creating a private and practical parking arrangement. There is also a carport positioned in front of the garage, offering additional covered parking or useful sheltered space. The garage itself benefits from power and provides further scope for parking, storage, hobbies or workshop use.

Overall, this is a well-positioned and versatile home in one of Farsley's most sought-after residential locations. While there is scope for some cosmetic updating and personalisation, much of the property is ready to enjoy as it stands, while the flexible ground and first-floor accommodation, excellent parking and useful external spaces give the next owner plenty of opportunity to adapt the home around their own needs over time.

Leasehold information - Although the property is technically leasehold, it benefits from a particularly straightforward long-term arrangement with Thornhill Estates. The lease has over 900 years remaining, there is no service charge, and the only annual payment is a nominal ground rent of approximately £5 per year. In practical terms, this means the property is enjoyed much like a traditional freehold home, without the regular service charges commonly associated with leasehold properties. Full lease details can be confirmed by the buyer's solicitor during the conveyancing process.

Tel: 0113 257 6198

- Highly sought-after Farsley location
- Three current bedrooms with potential for fourth (STPP)
- Huge potential to reconfigure and design to own taste
- Garage, carport and gated driveway
- Great opportunity to secure desirable location
- Conservatory with central heating
- Nearby cafes, bars, and local restaurants
- Massive potential to add future value
- Close to Rodley canalside walks and green sapces

KITCHEN
9'5" x 7'1" (2.88m x 2.17m)

LIVING ROOM
19'9" x 11'1" (6.04m x 3.40m)

BEDROOM
10'5" x 8'8" (3.20m x 2.66m)

BEDROOM
9'7" x 8'0" (2.94m x 2.46m)

BATHROOM
7'2" x 5'5" (2.19m x 1.67m)

CONSERVATORY
9'2" x 8'9" (2.80m x 2.69m)

BEDROOM
13'1" x 8'7" (4.00m x 2.62m)

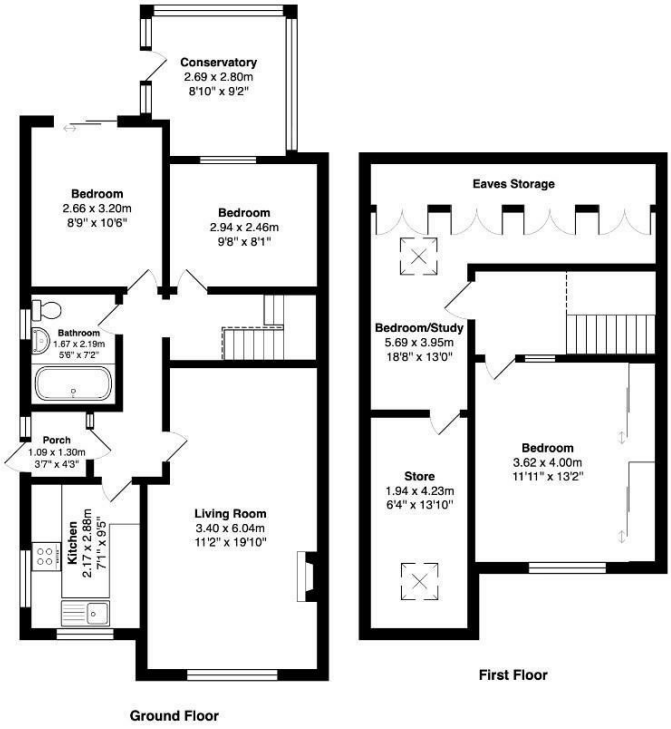
STUDY / POTENTIAL BEDROOM
18'8" x 12'11" (5.69m x 3.95m)

Road Map

Hybrid Map

Terrain Map

Floor Plan



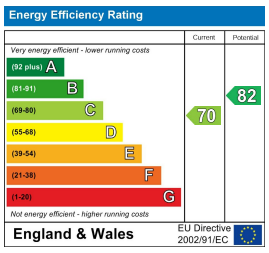
Total Area: 114.1 m² ... 1228 ft²

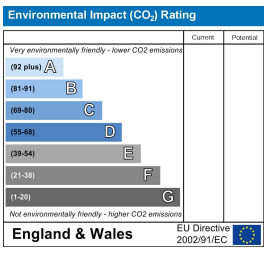
All measurements are approximate and for display purposes only

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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