

HUNTERS®

HERE TO GET *you* THERE



Farsley Beck Mews

Stanningley / Farsley border, Leeds, LS13 1FL

£139,950



Council Tax: B



12 Farsley Beck Mews

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- Beautiful first floor apartment
- Two double bedrooms
- Sought-after modern development
- Modern bathroom and ensuite
- Allocated parking included
- Ready to move straight into
- Spacious and well-maintained kitchen
- Secure intercom entry system
- Council tax band B

This immaculate first floor two-bedroom apartment is situated within a popular modern development on the Stanningley / Farsley border, offering a tucked-away position with a quiet feel whilst remaining close to a range of local amenities.

The property opens into a bright and spacious reception room, offering ample space for both living and dining. A bay-fronted window frames a pleasant wooded outlook, adding to the sense of light and space and creating a really enjoyable main living area.

The kitchen is well-proportioned and practical, fitted with wood-effect shaker-style units, tiled splashbacks and a good range of wall and base cupboards. There is an integrated oven, space for white goods and plenty of worktop space, making it ideal for day-to-day use.

The main bedroom is a comfortable double, benefitting from a pleasant outlook, modern flooring and large wardrobes which can remain, offering excellent storage. It also enjoys the added advantage of its own ensuite, fitted with a rain shower, heated towel rail and frosted window.

The second bedroom is a smaller double with fitted mirrored wardrobes, making it a versatile space suitable for guests, a home office or dressing room.

The house bathroom is clean and well-presented, fitted with a bath with shower over, pedestal sink, W C, heated towel rail and extractor fan.

Externally, the property benefits from allocated parking, a secure intercom entry system and well-maintained communal areas, all contributing to an easy, low-maintenance lifestyle.

Farsley remains one of the most sought-after local areas, known for its independent cafés, bars and eateries centred around Town Street, along with nearby parks and green spaces. The location offers excellent transport links, with easy access to New Pudsey railway station and regular bus routes along Stanningley Road.

With its modern finish, practical layout and desirable location, this is a ready-to-move-into home that will appeal to first-time buyers, couples and downsizers alike, and early viewing is highly recommended.

Tel: 0113 257 6198

KITCHEN

11'10" x 7'0" (3.63m x 2.14m)

LIVING ROOM

20'10" x 11'4" (6.36m x 3.46m)

BEDROOM ONE

11'4" x 11'1" (3.46m x 3.39m)

EN-SUITE

8'0" x 3'10" (2.45m x 1.18m)

BEDROOM TWO

10'2" x 9'1" (3.12m x 2.77m)

BATHROOM

7'11" x 7'6" (2.43m x 2.29m)



Road Map



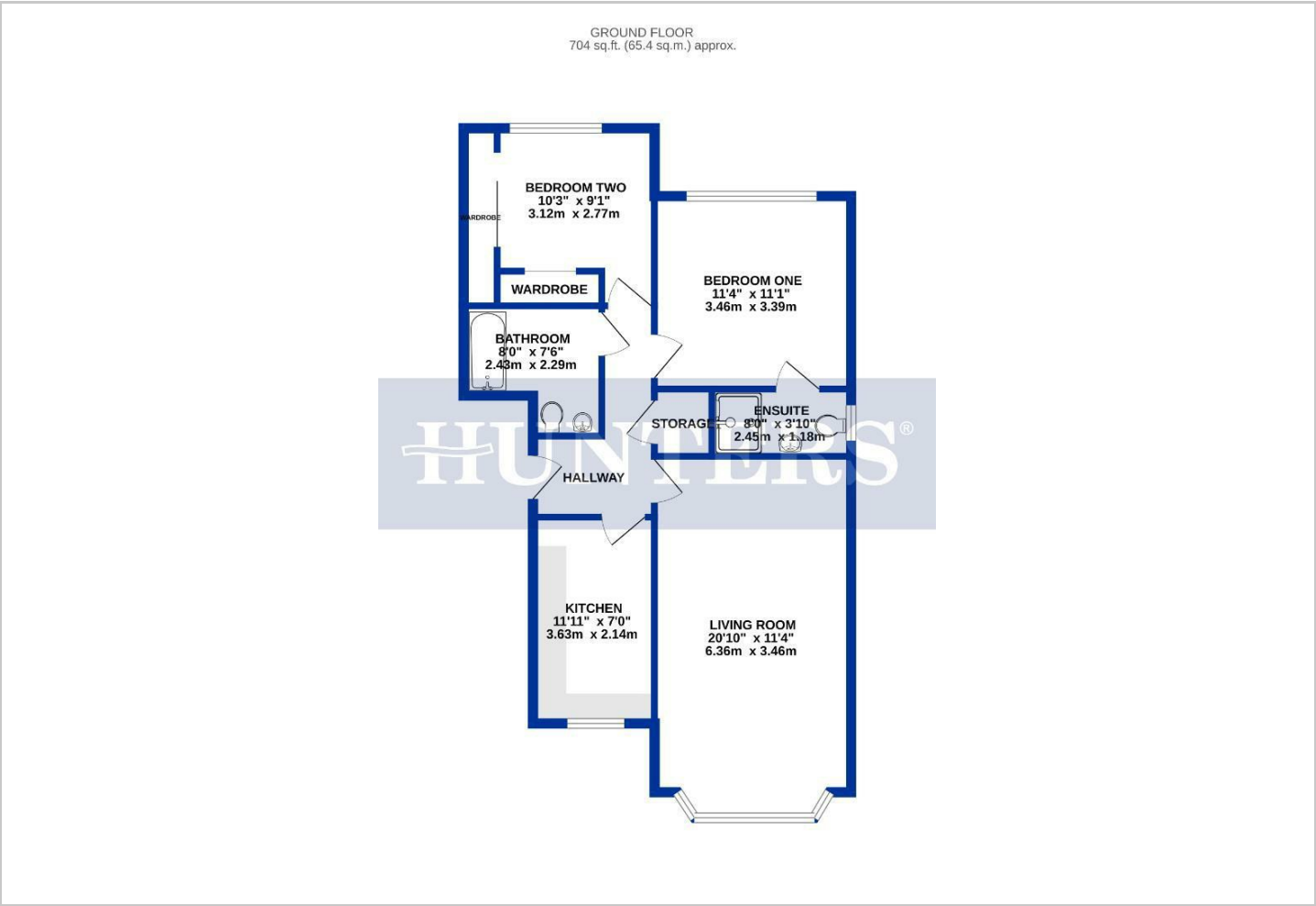
Hybrid Map



Terrain Map



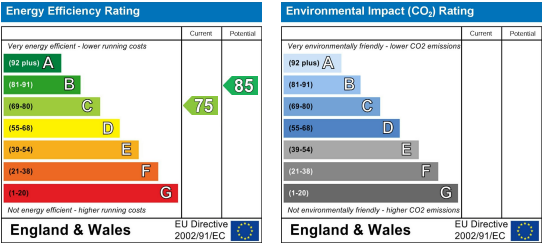
Floor Plan



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.