



****LOCATED IN THE HEART OF FARSLEY** **TWO DOUBLE BEDROOMS** **BEAUTIFULLY PRESENTED** **STUNNING GARDEN** **CHARACTER & CHARM****

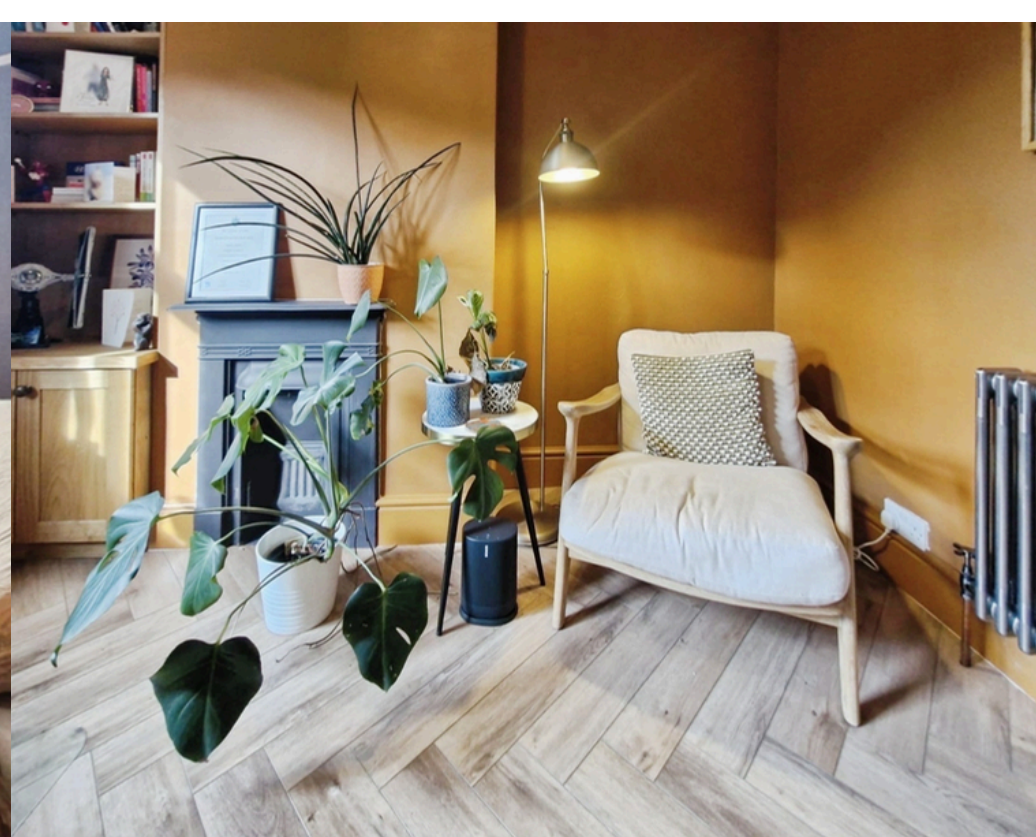
A beautifully presented two double bedroom period home, ideally located in the heart of Farsley. Featuring a stylish dining kitchen, spacious lounge, contemporary bathroom, useful cellar and an established rear garden. Close to Sunny Bank Mills, the canal and excellent transport links.

Key Features:

- STONE TERRACE LOCATED IN THE SOUGHT AFTER FARSLEY AREA
 - TWO DOUBLE BEDROOMS
 - READY TO MOVE INTO
 - BEAUTIFULLY PRESENTED THROUGHOUT
 - MATURE REAR GARDEN & PATIO
 - TANKED/CONVERTED CELLAR
 - ON-STREET PARKING
 - EXCELLENT NEARBY AMENITIES, SCHOOLS & TRANSPORT LINKS
 - COUNCIL TAX BAND: B
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Ground Floor

KITCHEN/DINER

As you walk into the property, you are greeted by a bright and spacious kitchen/dining area, fitted with a range of cream shaker-style wall and base units, complemented by wooden-effect work surfaces and a stylish teale tiled splashback. There is an integrated electric oven and hob, with space for a fridge freezer. The room benefits from attractive herringbone-effect flooring and plenty of space for a dining table and chairs, creating a lovely sociable space for everyday dining and entertaining!

LOUNGE

Walking through to the lounge, you'll find a beautifully presented and tastefully decorated living space, creating a warm and welcoming feel. The room benefits from a feature fireplace with a wood-burning stove, attractive period-style ceiling detailing and coving, and a large window allowing plenty of natural light into the room. The neutral décor and soft furnishings complement the character of the property, while the built-in shelving provides useful storage and display space. There is ample room for a range of furniture, making this a lovely space for relaxing and entertaining.

CELLAR

The property also benefits from a spacious cellar, providing excellent additional storage and useful practical space. The cellar has been tanked, offering a clean and well-maintained area with a number of separate rooms, providing plenty of scope for storage and further use depending on the new owner's requirements. The washing machine is conveniently plumbed into the cellar, with additional space available for further appliances. This versatile lower-ground space offers excellent potential for a variety of uses.

First Floor

BEDROOM ONE

Up to the first floor, you'll find the first double bedroom, a generous and beautifully presented room with a warm and inviting feel. The bedroom is decorated in attractive muted tones, complemented by feature coving and contrasting woodwork which add to the character of the space. A large window floods the room with natural light, while there is ample space for a double bed, bedside furniture and additional storage. Soft carpeting underfoot creates a cosy feel, with a traditional cast iron radiator adding a charming feel.



BEDROOM TWO

The second double bedroom is currently utilised as a stylish home office, but offers excellent versatility and could easily be returned to its intended use as a comfortable double bedroom. Overlooking the property's garden, the room is bright and spacious, with a large window allowing plenty of natural light, attractive herringbone-style flooring and useful built-in shelving. A beautiful feature fireplace provides a charming focal point and adds to the character of the room, while the generous proportions offer ample space for a double bed and additional furniture. A traditional cast iron radiator completes the room.

BATHROOM

The property benefits from a stylish and contemporary bathroom, thoughtfully finished with a timeless yet modern design. The spacious walk-in shower features a sleek black-framed glass screen and rainfall shower head, complemented by classic white metro-style wall tiling and contrasting black detailing. A characterful cast iron radiator adds a lovely touch of traditional charm, while the frosted window allows plenty of natural light into the room while maintaining privacy. The result is a bright, elegant and practical space.

OUTSIDE

To the rear of the property is a beautifully established and thoughtfully landscaped garden, offering a peaceful and private outdoor retreat. A central lawn is surrounded by a wonderful variety of mature plants, shrubs and trees, with well-stocked borders adding greenery, colour and character throughout the seasons. A paved seating area provides the perfect spot for outdoor dining, entertaining or simply sitting back and enjoying the tranquil surroundings. The garden is a real highlight of the property, offering a lovely balance of lawn, planting and seating space.



2



1



On-Street
Parking



Council Tax = B



1



Leasehold



Mid-Terraced



An Envable Location

Bryan Street is one of Farsley's particularly desirable residential streets, offering a lovely blend of traditional character, attractive stone-built homes and a welcoming village atmosphere. The street is well established and is ideally positioned to enjoy everything that makes Farsley such a sought-after place to live, whilst still being within easy reach of Leeds and Bradford.

Farsley itself is a popular and increasingly sought-after West Yorkshire village, renowned for its charming stone-built properties, independent businesses and strong sense of community. From the property, you are within easy reach of the village centre, where you will find a fantastic selection of independent cafés, bars, restaurants, shops and everyday amenities. Pudsey is also close by, offering an even wider range of shops and services.

A particular highlight of the area is Sunny Bank Mills Farsley, a beautifully restored former textile mill which has become a thriving community and creative hub. Home to independent businesses, galleries, studios, cultural spaces, cafés and regular events, it is a wonderful reflection of Farsley's unique character and industrial heritage.

For those who enjoy getting outdoors, the Leeds & Liverpool Canal is also nearby, providing picturesque waterside walks and routes for running and cycling. Farsley offers plenty of opportunities to enjoy the outdoors, whilst its village setting means you are never far from local amenities and places to meet and socialise.

The location is particularly convenient for commuters, with Farsley Cenotaph and its bus links within easy walking distance, providing connections towards Leeds, Bradford and surrounding areas. New Pudsey railway station is approximately 1.4km away and provides regular services towards Leeds, Bradford and beyond.

The property also benefits from straightforward access to the Leeds outer ring road and wider motorway and road network, making travel throughout West Yorkshire particularly convenient.

With its attractive period architecture, desirable residential setting and excellent position for enjoying Farsley village life, Bryan Street offers the best of both worlds — the character and community of a traditional village setting, with Leeds and Bradford within easy reach.



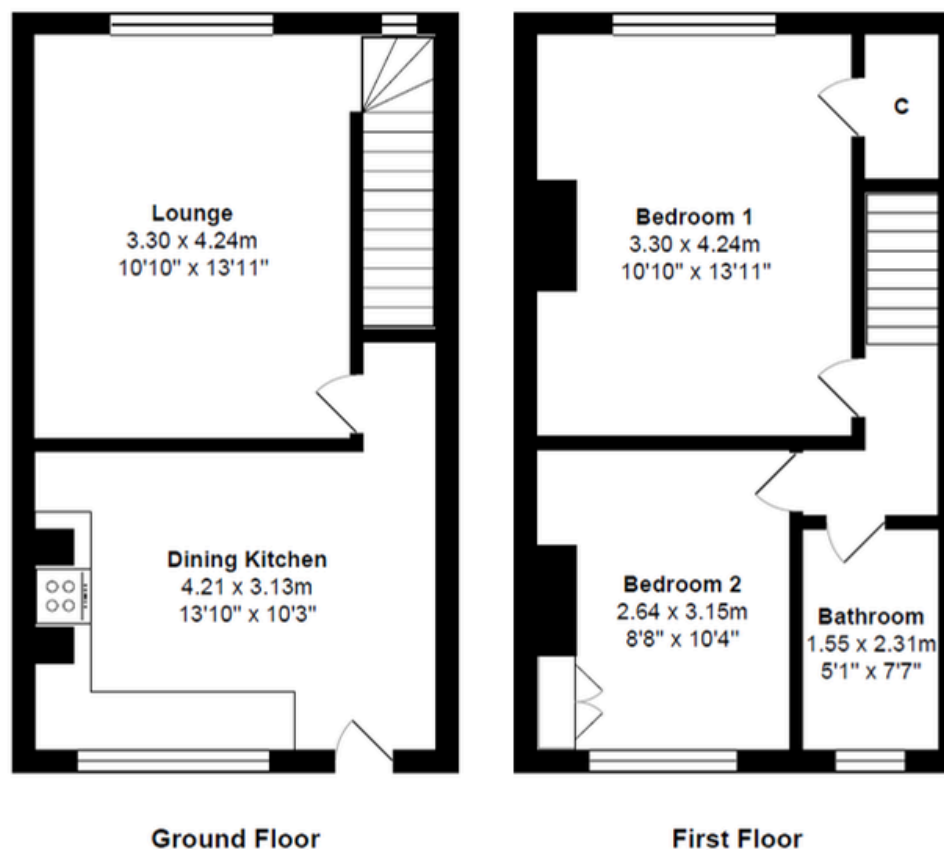
Recent Works & Improvements

This beautiful stone-built home has been fully refurbished in recent years, creating a stylish and welcoming property that is ready to move straight into. The kitchen was newly fitted by the current owners when they moved in, while the bathroom has also been completely replaced, providing a fresh and modern finish throughout.

A number of further improvements have been carried out, including works to the roof and front guttering, along with maintenance and repointing to the chimneys, helping to ensure the property is well maintained externally. The chimneys remain open to provide natural ventilation throughout the property and have been kept in good working order.

The second bedroom has also been thoughtfully enhanced with a beautiful cast iron Victorian-style fireplace, adding character and a lovely focal point to the room, alongside a bespoke-style veneered oak cabinet.

Set on the truly desirable Bryan Street, this gorgeous stone-built property combines the charm and character of a traditional home with the convenience and finish of modern improvements. With its attractive period features, spacious and welcoming accommodation and extensive refurbishment already completed, this is a fantastic opportunity for a buyer looking for a beautiful, well-presented home with little left to do but move in and enjoy!



Total Area: 61.1 m² ... 658 ft²