



HOME

MARKETING & MANAGEMENT

NEW COTE COTTAGES, FARSLEY LS28 5GW

£385,000

Beautifully Presented Spacious Mews Town House
3 Dbl Bedrooms (2 Fitted) + En Suite Shower Rm
Large Living Room With Juliet Balcony
Modern Fitted Dining Kitchen + Appliances
Accommodation to 3 Floors
Modern Tiled Bathroom. Guest WC
Enclosed Rear Garden. Drive
Popular Residential Area of Farsley
Ideal for Families/ Professionals
Internal Viewing Highly Recommended



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GENERAL DESCRIPTION

This beautifully presented three double bedroom contemporary townhouse offers over 1,400 sq ft of stylish, versatile living space and occupies a sought-after position within a small, exclusive cul-de-sac in the heart of Farsley. A spacious entrance hall with herringbone flooring and striking dark internal doors creates an impressive first impression, providing access to a modern WC, understairs storage and the staircase. The true heart of the home is the stunning open-plan kitchen, dining and living area, thoughtfully remodelled and extended to create a superb entertaining space. The sleek kitchen features contrasting worktops, a central island and integrated appliances including a double oven, microwave, dishwasher, extractor and five-burner gas hob. French doors open onto the landscaped rear garden, while internal access leads to the practical garage store. The first floor offers a generous landing, a bright and spacious lounge with a Juliet balcony overlooking the garden and a feature gas fire, along with a third double bedroom and a contemporary family bathroom with shower over the bath. On the second floor are two further double bedrooms. The impressive principal bedroom benefits from fitted wardrobes and a stylish en-suite with a double shower, while the second bedroom also features extensive fitted storage. Outside, the predominantly west-facing rear garden has been attractively landscaped with a patio, lawn and raised deck, providing an ideal space for relaxing or entertaining. A drive plus an additional parking space opposite and garage store are located to the front. Finished to a high standard throughout, the property also benefits from double glazing, gas central heating, a hot water cylinder and an EPC rating of C. Set within a quiet cul-de-sac of just five homes, overlooking woodland and maintained communal green space, this superb home is ideal for professionals or families seeking a move-in ready property close to Farsley's thriving cafés, bars, restaurants and the popular Sunny Bank Mills development.

No Chain

TENURE

Freehold. Green Fund £72.31 per quarter contribution

ROOM MEASUREMENTS

RECEPTION HALL 17' 10" x 6' 11" (5.44m x 2.11m) max

DINING KITCHEN 21' 1" x 15' 11" (6.44m x 4.86m) max

GUEST WC 6' 8" x 2' 9" (2.03m x 0.84m)

1ST FLOOR STAIRCASE & LANDING 13' 8" x 4' 1" (4.17m x 1.24m) max

LIVING ROOM 17' 7" x 16' 6" (5.36m x 5.03m) max

DOUBLE BEDROOM 3 9' 8" x 9' 7" (2.95m x 2.92m) max

2ND FLOOR STAIRCASE & LANDING 6' 2" x 3' 9" (1.88m x 1.14m) max

MASTER DOUBLE BEDROOM 16' 6" x 10' 1" (5.03m x 3.07m)

EN SUITE SHOWER ROOM 9' 0" x 4' 9" (2.74m x 1.45m) max

DOUBLE BEDROOM 2 12' 11" x 9' 7" (3.94m x 2.92m) max

INTEGRAL GARAGE STORE 9' 2" x 8' 7" (2.80m x 2.64m)

EXTERIOR

OPENING HOURS

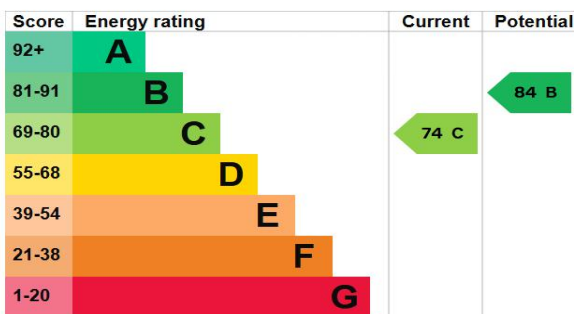
Pudsey Office

Monday to Friday
Saturday

Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm

Closed



The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

