

HARDISTY AND CO



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Council Tax - B

An EXCITING OPPORTUNITY in such a SOUGHT AFTER Farsley location! Minutes to Town Street's excellent amenities, SCHOOLS & with great commuter links giving easy access to the city centre & ring road. Perfectly combines delightful PERIOD FEATURES with modern & stylish fixtures & fittings, this TWO DOUBLE bed., mid STONE TERRACE also offers COTTAGE STYLE GARDENS to the front & rear, briefly, a good size, light & airy reception room, DINING KIT., to the rear with access out to the garden, the CELLAR is used for storage but OFFERS GREAT SCOPE TO CONVERT, two good size bedrooms both with cast iron fireplaces & LARGE house bathroom! Early viewing a must for this one! Will not be around for long! EPC - D



INTRODUCTION

An exciting opportunity! We are delighted to offer onto the market this two double bedroom, mid stone terrace sited close to Farley Town Street's excellent amenities, schools, the Park and with great commuter links allowing easy access to the city centre and ring road. There are pleasant cottage style gardens to the front and rear, the rear with a paved seating area accessed from the dining kitchen. Ideal space for entertaining and a great suntrap too! There is a useful metal garden shed out here too. The property retains delightful period features which blend so well with the modern and stylish finish, comprises, a light and airy lounge which is a great size and has a feature 'Yeoman' multi fuel stove set into the chimney breast wall as well as stripped and stained floorboards and deep skirting boards, a fully fitted kitchen and dining space which is perfect for day to day living or for entertaining with access out to the garden, a useful cellar to the lower ground floor currently used for storage but offers great potential to convert if required and upstairs are the two double bedrooms both with cast iron fireplaces

and modern 'L' shaped house bathroom. Don't miss this one, great property in an ideal Farsley location!

LOCATION

Farsley has been named as an up-and-coming area to watch in the The Sunday Times Best Places to Live 2021 guide. It is a small but increasingly popular Village from which commuting is straightforward, either by private or public transport The A6120 and A647 are both on hand and provide major links to the motorway networks. Just a short distance away is the popular Owlcoates Centre at Pudsey offering a Marks & Spencer store, Asda superstore, and there is a train station adjacent. In addition, the bus services are frequent from the village, getting you into Leeds & Bradford City centres. There is a good selection of shops, pubs and eateries in Farsley and schools are also popular. The neighbouring villages of Pudsey and Horsforth are only a short distance away and also offer a comprehensive range of facilities. A recreation/playground is within a short walk, ideal for children and pets.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS28 5JX.



ACCOMMODATION

GROUND FLOOR

uPVC entrance door with stained glass transom over to ...

LOUNGE

14'0" x 12'2"

A generous reception room, lovely and light with a leaded, stained glass window to the front elevation, high ceiling giving a real feeling of space and stripped and stained floorboards. Feature Yeoman multi fuel stove sat on a stone hearth to chimney breast. Deep skirtings and ceiling coving. Door though to the ...

DINING KITCHEN

14'0" x 12'3" (max)

A generous space at the rear of the house with pleasant outlook and access out to the garden. Access to staircase up to the first floor and down to the cellar. A modern fitted kitchen with solid hardwood worksurfaces with integrated electric oven, four point gas hob and canopy over. Inset one and a half bowl stainless steel sink and side drainer with mixer tap and modern splashback tiling. Space for a tall fridge freezer. Integrated washing machine and tiled floor.



LOWER GROUND FLOOR

CELLAR

14'0" x 12'0" (max)

A useful space, great for storage but with scope to convert, if needed, subject to approvals.

FIRST FLOOR

LANDING

With access to the loft which is part boarded for storage and doors to ...

BEDROOM ONE

14'0" x 12'3"

Such a good size double bedroom at the front of the house with lots of natural light, feature period cast iron fireplace and stripped and stained floorboards. Lovely high ceiling and alcoves to both sides of the chimney breast. Leaded stained glass window.

BEDROOM TWO

12'4" x 6'9"

Just about a double - at the rear of the house with pleasant outlook, feature cast iron fireplace and feature paper decor to one wall.

'L' SHAPED BATHROOM

9'0" x 7'0" (max)

Such a good size and incorporating a bath with electric shower over, central taps, basin inset to vanity storage unit and WC. Neutral tiling to wet areas and contrasting black and white tiling to floor.

OUTSIDE

The property sits in cottage style gardens, with low maintenance to the front, stone pathway leading up to the front door and southerly facing. The rear garden has a paved seating area, perfect for sitting out and accessed from the dining kitchen.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also

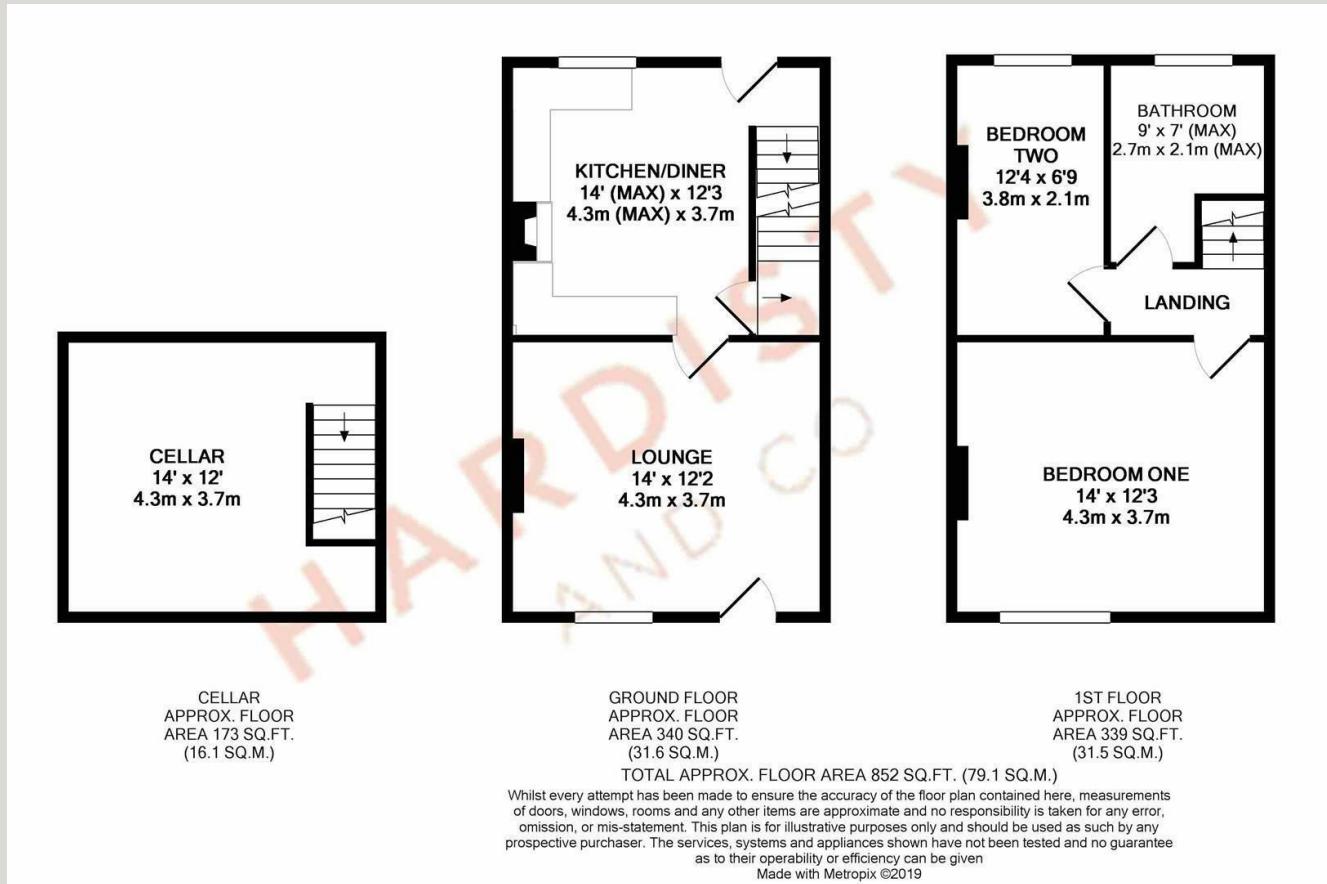
intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

