

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fartown

Pudsey, Leeds, LS28 8NH

£280,000



Council Tax: B



# 189 Fartown

Pudsey, Leeds, LS28 8NH

£280,000



- Internal inspection highly advised by agent!
- Characterful stone-built end terrace
- Originally two properties creating a spacious layout
- South-facing garden with decking and astroturf
- Four bedrooms over three floors
- Spacious kitchen diner - perfect heart of the home
- Conservatory with central heating, ideal as additional living space
- Gated access providing optional off-street parking
- Two bathrooms and separate W/C
- Separate front living room with beamed ceiling

This stone-built end terrace home offers generous and well-balanced accommodation, making it a standout option for families looking for additional space at an attractive price point. Originally two properties, the home now benefits from a larger overall footprint and a versatile layout throughout, something rarely found in homes of this type.

The ground floor includes a separate front-facing reception room with a beamed ceiling and electric fireplace, offering a comfortable space that can be adapted to suit a range of uses. To the rear, a spacious kitchen diner also features a beamed ceiling and provides plenty of room for dining and everyday living. It includes an integrated oven, space for further appliances and access to a cellar, ideal for additional storage.

Adjacent to the kitchen is a conservatory, currently used as a playroom-style space, complete with central heating and a ceiling fan. French doors lead directly out to the south-facing rear garden, which has been designed for ease of maintenance with decking and astroturf. There is also gated access, allowing for optional off-street parking if required.

To the first floor are two well-proportioned double bedrooms, one to the front and one to the rear, along with the main house bathroom, fitted with a bath and shower over and finished in a modern style.

The top floor has been converted to create two further double bedrooms, one with a large Velux window and the other benefiting from a rear dormer. This level is served by a shower room with rain shower and heated towel rail, along with the added benefit of a separate WC, providing further convenience for family living.

Overall, this is a well-proportioned and competitively priced family home offering flexible accommodation, a south-facing garden and excellent value for the space on offer. Properties of this size at this price point are rarely available, and early viewing is highly recommended to avoid missing out.

**LIVING ROOM**

15'9" x 14'11" (4.81m x 4.57m)

**KITCHEN DINER**

14'11" x 14'9" (4.57m x 4.52m)

**CONSERVATORY**

12'0" x 9'6" (3.66m x 2.90m)

**BEDROOM ONE**

15'8" x 12'0" (4.78m x 3.67m)

**BEDROOM TWO**

14'11" x 12'0" (4.55m x 3.67m)

**FAMILY BATHROOM**

11'1" x 8'1" (3.39m x 2.48m)

**BEDROOM THREE**

11'0" x 8'3" (3.37m x 2.52m)

**BEDROOM FOUR**

13'1" x 8'3" (3.99m x 2.52m)

**SHOWER ROOM**

5'4" x 5'2" (1.63m x 1.59m)

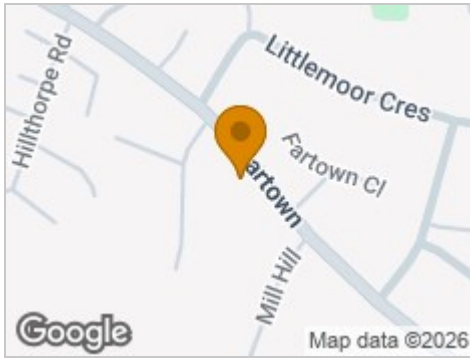
**W/C**

5'4" x 5'0" (1.63m x 1.54m)

**GARDENS**



## Road Map



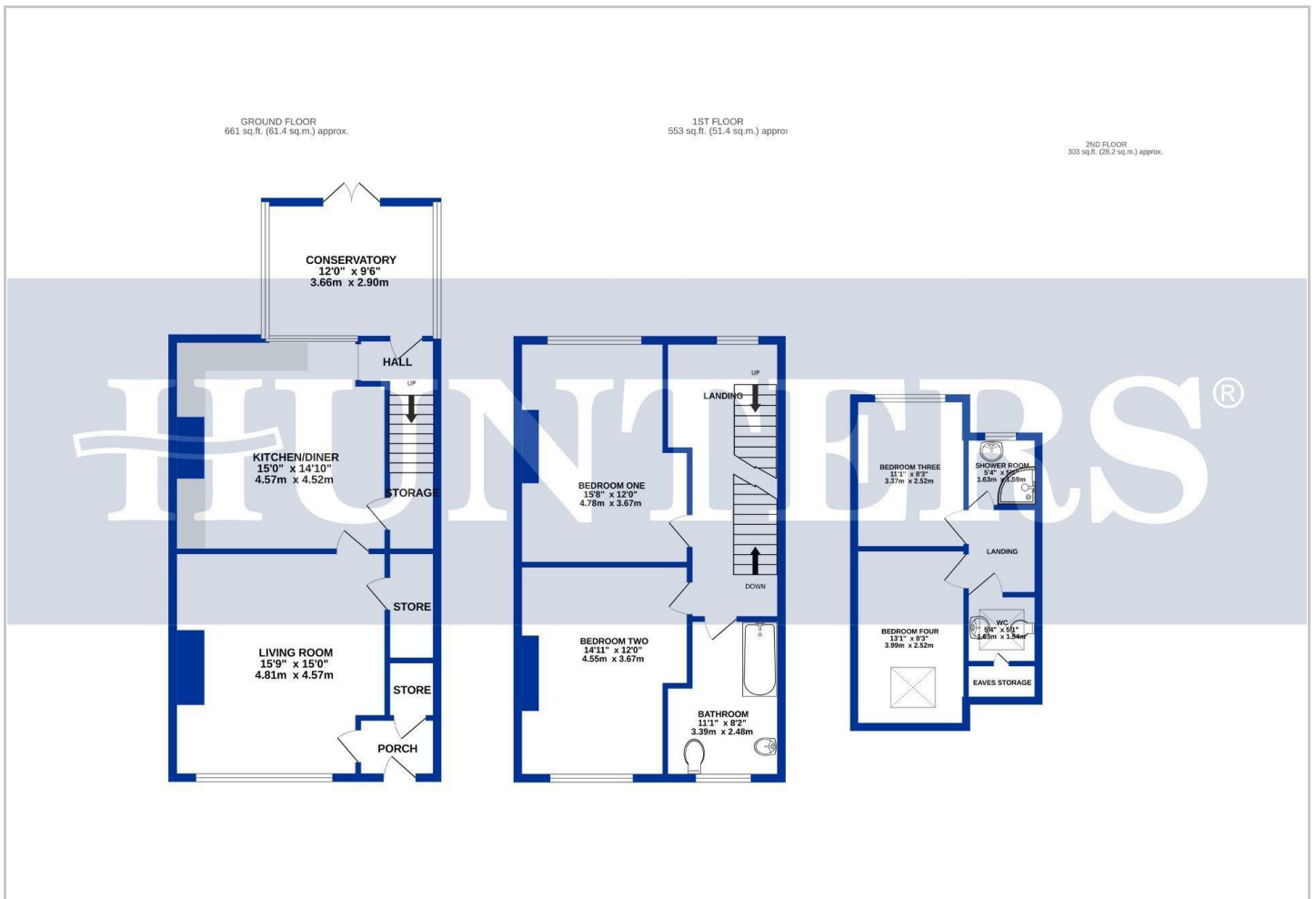
## Hybrid Map



## Terrain Map



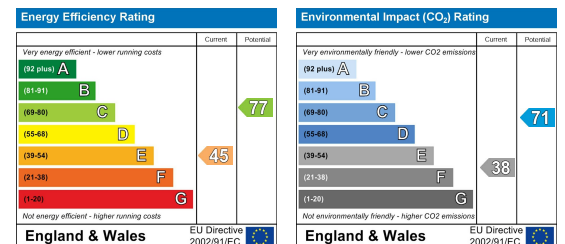
## Floor Plan



## 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.