



Cotefields Avenue

Farsley, Pudsey, LS28 5EJ

£365,000



Council Tax: B



35 Cotefields Avenue

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- Extended semi-detached home
- Five spacious bedrooms
- Immaculate condition throughout
- Open-plan shaker style kitchen
- Private south-facing garden
- Ground floor bedroom and shower room
- Ensuite to top floor bedroom
- Off-road parking for two cars
- Practical utility room suited for busy families
- Nearby sought-after Farsley amenities

Welcome to this immaculate and EXTENDED five-bedroom semi-detached home on Cotefields Avenue, perfectly positioned in the highly sought-after area of Farsley, Pudsey. Arranged over THREE spacious floors, the property offers versatile and well-planned accommodation ideally suited to growing families.

On the ground floor, you'll find a bright and welcoming LIVING ROOM with double doors opening through to the impressive OPEN-PLAN KITCHEN/DINER. The shaker-style kitchen provides excellent storage, wooden worktops, a range cooker, and plenty of natural light from the FRENCH DOORS leading directly out to the private SOUTH-FACING garden.

The GARDEN enjoys a high degree of PRIVACY and features both lawned and paved areas—ideal for family time, outdoor dining, and summer entertaining. There are also two useful garden sheds for storage. To the front, a BLOCK-PAVED driveway provides off-road parking for two cars.

The flexible layout includes FIVE well-proportioned bedrooms. The second floor offers a generous double bedroom with eaves storage and its own EN-SUITE. The first floor includes two further double bedrooms and a single bedroom, perfect as a home office, along with a modern FAMILY BATHROOM featuring a bath and separate shower. On the ground floor, an additional bedroom sits adjacent to a downstairs SHOWER ROOM, ideal for guests, multi-generational living or use as a study/snug.

Above the extension, there is a boarded LOFT area with light and power, offering excellent additional storage. Overall, this is a superb family home offering FLEXIBLE living space in a prime and well-connected Farsley location. Don't miss out and book a viewing today!

LOCATION – Farsley

Farsley remains one of the most desirable areas between Leeds and Bradford, combining village charm with city convenience. The vibrant high street is home to independent shops, cafés, restaurants and traditional pubs, while Sunny Bank Mills provides a thriving hub for arts, culture and local businesses.

Nearby green spaces such as Hainsworth Park and Rodley Nature Reserve offer excellent options for recreation, walking and cycling. Well-regarded schools sit within easy reach, and commuters benefit from strong transport links, with New Pudsey railway station offering direct services to Leeds in under 15 minutes, plus onward connections to Bradford and Manchester. With its welcoming community and excellent amenities, Farsley is an outstanding location for families and professionals alike.

Tel: 0113 257 6198

DINING KITCHEN

19'3" x 9'11" (5.87m x 3.04m)

LIVING ROOM

14'6" x 12'4" (4.42m x 3.77m)

UTILITY ROOM

7'11" x 7'11" (2.43m x 2.42m)

BEDROOM

10'5" x 7'11" (3.20m x 2.43m)

BATHROOM

6'5" x 4'9" (1.98m x 1.47m)

BEDROOM

11'8" x 11'6" (3.56m x 3.52m)

BEDROOM

11'6" x 9'7" (3.52m x 2.93m)

BEDROOM

7'6" x 6'2" (2.30m x 1.90m)

BATHROOM

7'6" x 7'1" (2.30m x 2.18m)

BEDROOM

15'11" x 13'9" (4.87m x 4.20m)

EN-SUITE

8'1" x 4'7" (2.48m x 1.40m)



Road Map



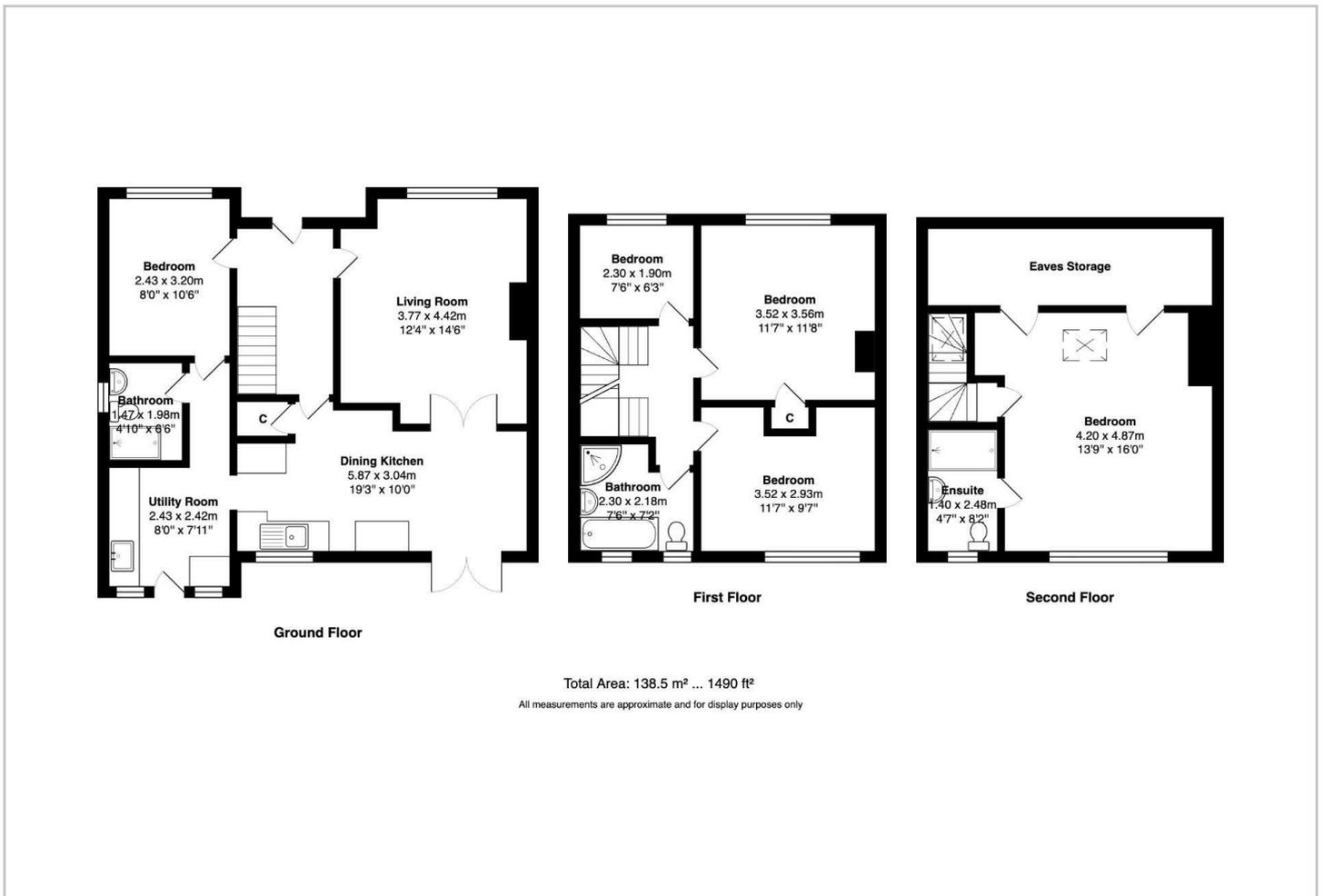
Hybrid Map



Terrain Map



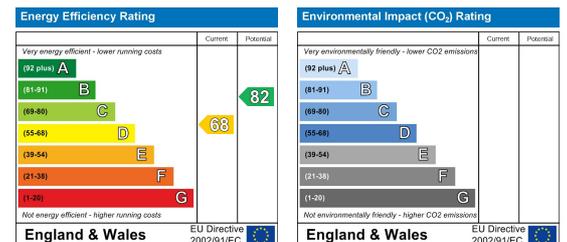
Floor Plan



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.