

# HUNTERS®

HERE TO GET *you* THERE



## Town Street

Farsley, Pudsey, LS28 5EN

Offers Over £100,000



Council Tax: A



# 27-29 Town Street

Farsley, Pudsey, LS28 5EN

## Offers Over £100,000



- PRIME village location
- Excellent local amenities
- Strong local community
- Close to public transport
- OPEN-PLAN design
- SOUTH-FACING reception room
- Double bedroom with storage
- Ideal for a couple or single person
- Door to phone ENTRY SYSTEM
- Bathed in natural light

Introducing this charming, neutrally decorated ONE-BEDROOM FLAT, currently on the market. This property is a hidden gem, situated in a PRIME village location with excellent local amenities and a strong local community. Plus, with public transport links within a stone's throw, the location couldn't be more perfect!

The flat's OPEN-PLAN design offers a spacious and airy feel, making it a fantastic home for a couple or single person. The reception room is comfortably sized and SOUTH-FACING, ensuring plenty of natural light fills the home throughout the day.

The KITCHEN is simply delightful with its fitted units, ample storage, tiled splashback and an integrated oven. It also serves as the home for the boiler, ensuring a warm and cosy atmosphere.

The property boasts a well-sized double BEDROOM complete with carpet floors throughout, fitted shelving and additional eaves storage. Two Velux-style windows offer a unique touch, providing the room with an abundance of NATURAL LIGHT.

The BATHROOM is practical and of low maintenance, featuring a neutral design and tiled shower for all your bathing needs.

This flat also comes with a unique door to phone ENTRY SYSTEM, adding an extra layer of security to your home.

With a council tax band of A and an EPC rating of C, this property not only offers a great price but also ensures energy efficiency. Please don't hesitate to contact us to arrange a viewing. This flat, with its IDEAL location and unique features, won't stay on the market for long!

LOCATION - Farsley, Leeds, offers the perfect balance of village charm and city convenience, ideally located between Leeds and Bradford with excellent road, bus, and rail connections. The area's character shines through its mix of quaint stone cottages, stylish new developments, and spacious family homes. At its heart is a bustling high street filled with independent shops, cosy cafés, traditional pubs, and popular restaurants, creating a warm and welcoming atmosphere. Farsley is also home to the renowned Sunny Bank Mills, now a vibrant hub for arts, culture, and local businesses. Green spaces like Hainsworth Park and nearby Rodley Nature Reserve provide plenty of room for relaxation, sports, and family adventures. With a strong community spirit, well-regarded schools, and a calendar full of local events, Farsley is an ideal choice for those seeking a friendly neighbourhood with great amenities and easy access to the city.

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM

15'3" x 9'3" (4.66 x 2.84m)

## KITCHEN

8'10" x 7'10" (2.70 x 2.41m)

## BATHROOM

9'6" x 4'7" (2.91 x 1.42m)

## BEDROOM

9'6" x 17'4" (2.91 x 5.29m)



## Road Map



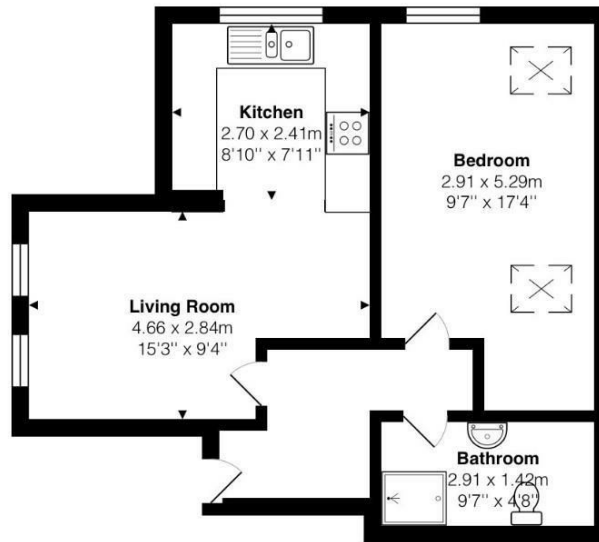
## Hybrid Map



## Terrain Map



## Floor Plan



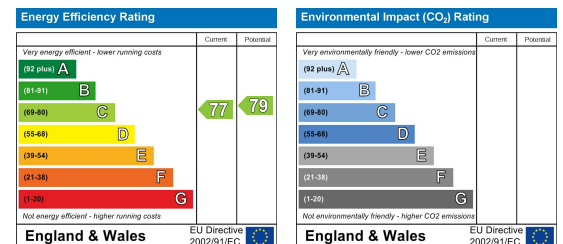
Total Area: 43.4 m<sup>2</sup> ... 467 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.