



The Boulevard, Farsley, LS28 5UG

£650,000

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EXCLUSIVE



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A rare opportunity to acquire a substantial four bedroom detached home on The Boulevard, one of Farsley's most prestigious addresses. A quiet, no through road lined with mature trees, it offers a peaceful setting with an established executive feel, further enhanced by open views across Hainsworth Park. Individual in design and incredibly flexible in layout, the property benefits from a superb annex style arrangement, ideal for multi generational living, independent family members, guest accommodation or evolving lifestyle needs.

From the outset, the gated driveway sets the tone, providing both privacy and practicality. Step inside and the sense of space is immediate. The entrance hall flows beautifully, with a cosy snug area creating an inviting first impression. A separate internal hall provides a useful W C and deep fitted storage, while a chandelier and glass balustrade staircase introduce a contemporary focal point and draw the eye upward.

The principal living room is a superb through room of generous proportions, flooded with natural light. With uninterrupted views across Hainsworth Park to the front and French doors opening onto the rear garden, the connection to outside space is seamless. An exposed brick gas fire creates a warm focal point, and the scale of the room easily accommodates modern family living without compromise.

The main kitchen is a standout feature. Finished in navy shaker style cabinetry with contrasting quartz worksurfaces, it combines style with everyday practicality. A range style oven, space for an American fridge freezer, dedicated laundry space, boiling water tap and integrated NEFF microwave all enhance functionality. An open archway links effortlessly to the dining area, creating an ideal entertaining space, all set across stunning Karndean flooring.





The flexible annex style space is what truly sets this home apart. With its own entrance to the front as well as internal access, it offers genuine versatility whilst remaining connected to the main house. The reception room is bright and welcoming with two Velux windows and a gas fire, flowing into its own well appointed kitchen with ample wall and base units, tiled splashbacks and under cupboard lighting. The bedroom within this section is an impressive double with fitted wardrobes, French doors onto the patio and a contemporary ensuite, creating a space that can adapt around changing family dynamics.

In total there are four bedrooms. The principal bedroom enjoys fitted wardrobes, a dormer window with park views and its own ensuite. A further double bedroom offers deep wall wardrobes and a vanity recess, also enjoying the outlook towards the park. The fourth bedroom is a versatile single room, ideal as a nursery, dressing room or additional study depending on requirements.

The home benefits from three bathrooms in total. The main house bathroom is finished in a modern classic style, complete with jacuzzi bath, corner shower, underfloor heating and heated towel rail. The principal ensuite is generously sized and offers flexibility for reconfiguration if desired. The additional ensuite within the annex space is contemporary in feel, with rain shower, mirror lighting and practical storage.

Externally, the position is a major selling point. The Boulevard's mature tree lined setting and lack of through traffic create a peaceful and prestigious environment, while Hainsworth Park directly opposite provides immediate access to open green space, ideal for children to play, dog walking or simply enjoying the open outlook from the front of the home.

To the rear, the property enjoys a south facing garden, thoughtfully designed for low maintenance living. Raised flower beds frame the space beautifully, while a mature cherry tree provides a striking seasonal focal point. Patio seating areas make the most of the sunny aspect, creating an ideal setting for entertaining or relaxing throughout the day.

Further enhancing the home's long term practicality, the property also benefits from a 14 panel solar system, offering improved energy efficiency and future minded credentials.

Homes on The Boulevard rarely come to market, particularly those offering this level of flexibility, outlook and individuality. A superb detached residence with annex style accommodation, park views, south facing garden and genuine versatility in one of Farsley's most sought after settings.



**LIVING ROOM**  
23'9" x 8'6"

**RECEPTION HALL / SNUG**  
11'10" x 10'3"

**DINING AREA**  
12'11" x 11'3"

**KITCHEN**  
13'5" x 13'2"

**INTERNAL HALL**  
13'2" x 9'8"

**GROUND FLOOR W/C**

**LANDING**  
12'7" x 9'4"

**BEDROOM ONE**  
14'11" x 11'9"

**ENSUITE**  
11'9" x 8'6"



**BEDROOM TWO**  
17'2" x 13'3"

**BEDROOM THREE**  
10'9" x 9'4"

**HOUSE BATHROOM**  
13'3" x 6'3"

**ANNEX LIVING ROOM**  
15'1" x 9'2"

**ANNEX KITCHEN**  
12'1" x 9'2"

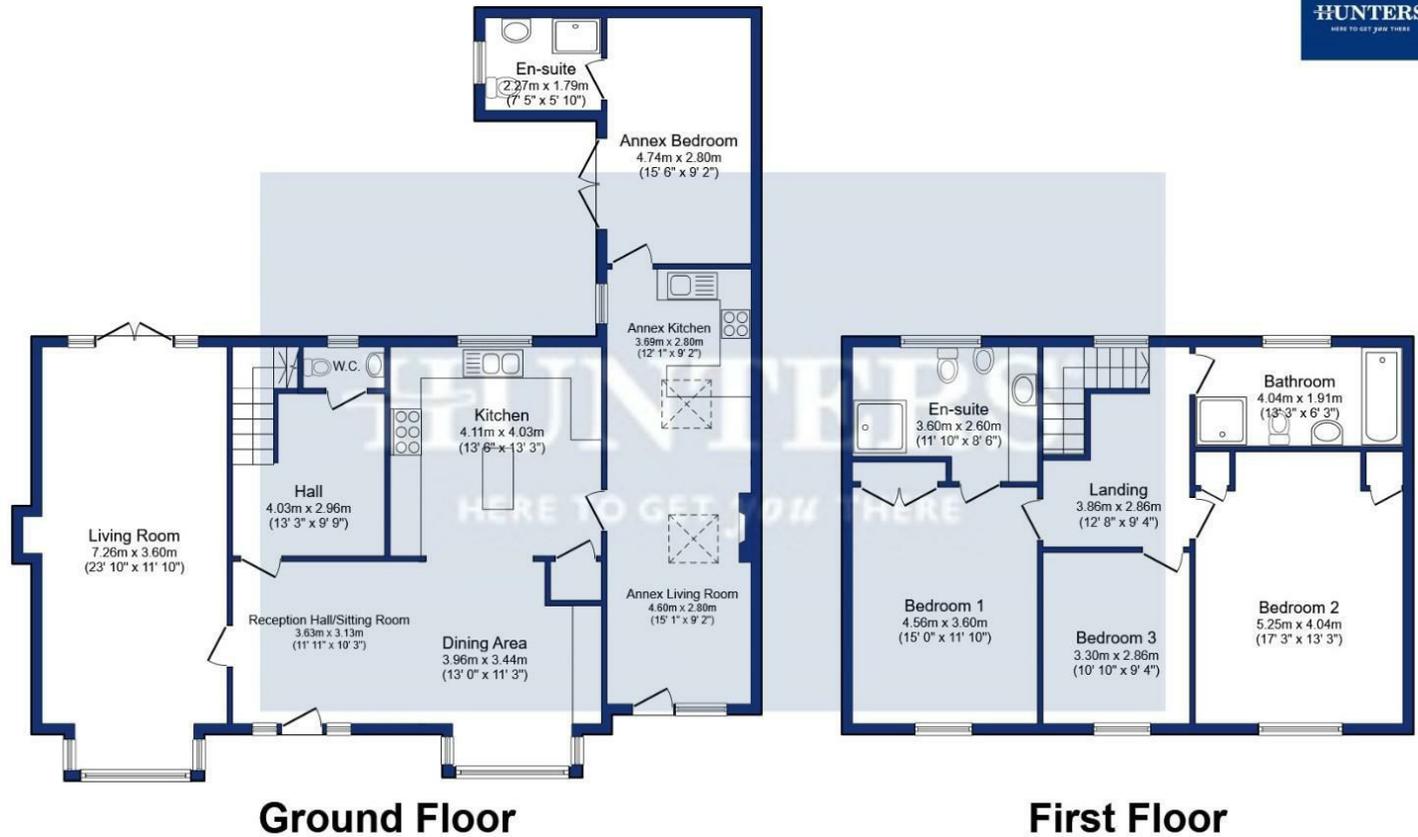
**ANNEX BEDROOM**  
15'6" x 9'2"

**ANNEX ENSUITE**  
7'5" x 5'10"

**GARDENS & DRIVE**



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Pudsey - 0113 257 6198 <https://www.hunters.com>

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