

HUNTERS[®]

HERE TO GET *you* THERE



Fartown

Pudsey, LS28 8LP

Offers Over £280,000



Council Tax: C



11 Fartown

Pudsey, LS28 8LP

Offers Over £280,000



- Beautiful stone cottage
- Rare to market find!
- South-facing field views
- Two reception rooms, one with log burner
- Contemporary kitchen with exposed stonework
- Adorned in period features
- Three well-proportioned bedrooms
- Superb location nearby Pudsey town centre
- Beautiful gardens front and back
- Ready to move into with scope for personalisation

Welcome to this charming COTTAGE, located in the sought-after Fartown area of Pudsey, this property enjoys a peaceful residential setting and backs onto open fields, offering STUNNING VIEWS and a real sense of space. Just a short walk from Pudsey town centre, you'll have easy access to local shops, schools, and green spaces, along with excellent transport links to Leeds and Bradford, after location, making it a wonderful choice for families and couples alike.

Set back from the road via a DELIGHTFUL pathway through beautifully presented gardens, this home welcomes you with a warm, friendly embrace the moment you arrive. Step inside to discover a neutrally decorated interior that accentuates the property's wealth of character. The heart of the home is a spacious and inviting LIVING ROOM, featuring a gorgeous cottage feel, adorned with stone windowsills, stone flooring and LOG BURNER – a place that's perfect for relaxing with the whole family.

The CONTEMPORARY KITCHEN impresses with its hi-gloss wall and base units, integrated oven, with exposed stonework and a beamed ceiling that beautifully ties old and new. The separate DINING ROOM offers versatility, ideal for both entertaining guests or serving as a playroom, all while providing direct access to the garden and breath-taking SOUTH-FACING views.

Upstairs, you'll find THREE well-proportioned bedrooms, each brimming with unique character and ample scope for personalisation. The main bedroom is a bright and characterful space, featuring exposed beams and a JULIET BALCONY offering fantastic FIELD VIEWS that fill the room with south-facing natural light. The second bedroom is even LARGER and boasts deep, sunken windows on two sides, creating a lovely sense of charm to create your own while allowing plenty of natural light into the room. The third bedroom is a versatile space—ideal as a single bedroom, cosy double, or a fantastic HOME OFFICE—and comes complete with FITTED WARDROBES for extra storage.

A spacious BATHROOM awaits, complete with a timeless tiled suite, a bath with an over-shower, and fresh, clean décor, The space is large enough to also offer the possibility for future reconfiguration for separate bath and shower if preferred.

With fantastic views to the rear and a lovely south-facing aspect, this home gives you plenty of space to create your PERFECT sanctuary. This is a rare opportunity to own a beautifully presented, characterful cottage, rarely available in such a sought-after location - book a viewing today and do not miss out!

LOCATION— Fartown, with its blend of character homes, strong community feel, and scenic surroundings, is a popular choice in PUDSEY for families, first-time buyers, and professionals seeking a well-connected yet tranquil place to call home.

Tel: 0113 257 6198

KITCHEN

16'5" x 7'4" (5.02m x 2.26m)

DINING ROOM

11'5" x 10'0" (3.48m x 3.05m)

LIVING ROOM

16'5" x 16'0" (5.02m x 4.90m)

BEDROOM

16'5" x 10'0" (5.02m x 3.06m)

BEDROOM

11'5" x 10'0" (3.48m x 3.05m)

BEDROOM

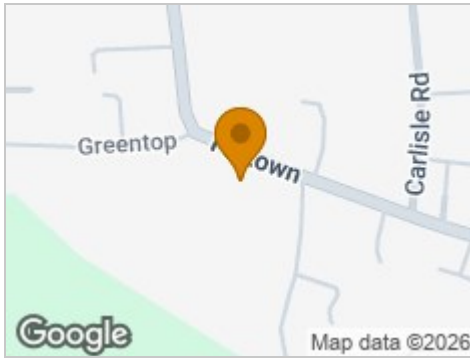
10'0" x 7'8" (3.07m x 2.35m)

BATHROOM

11'0" x 4'9" (3.36m x 1.45m)



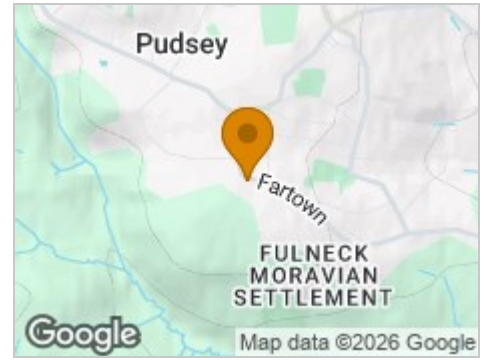
Road Map



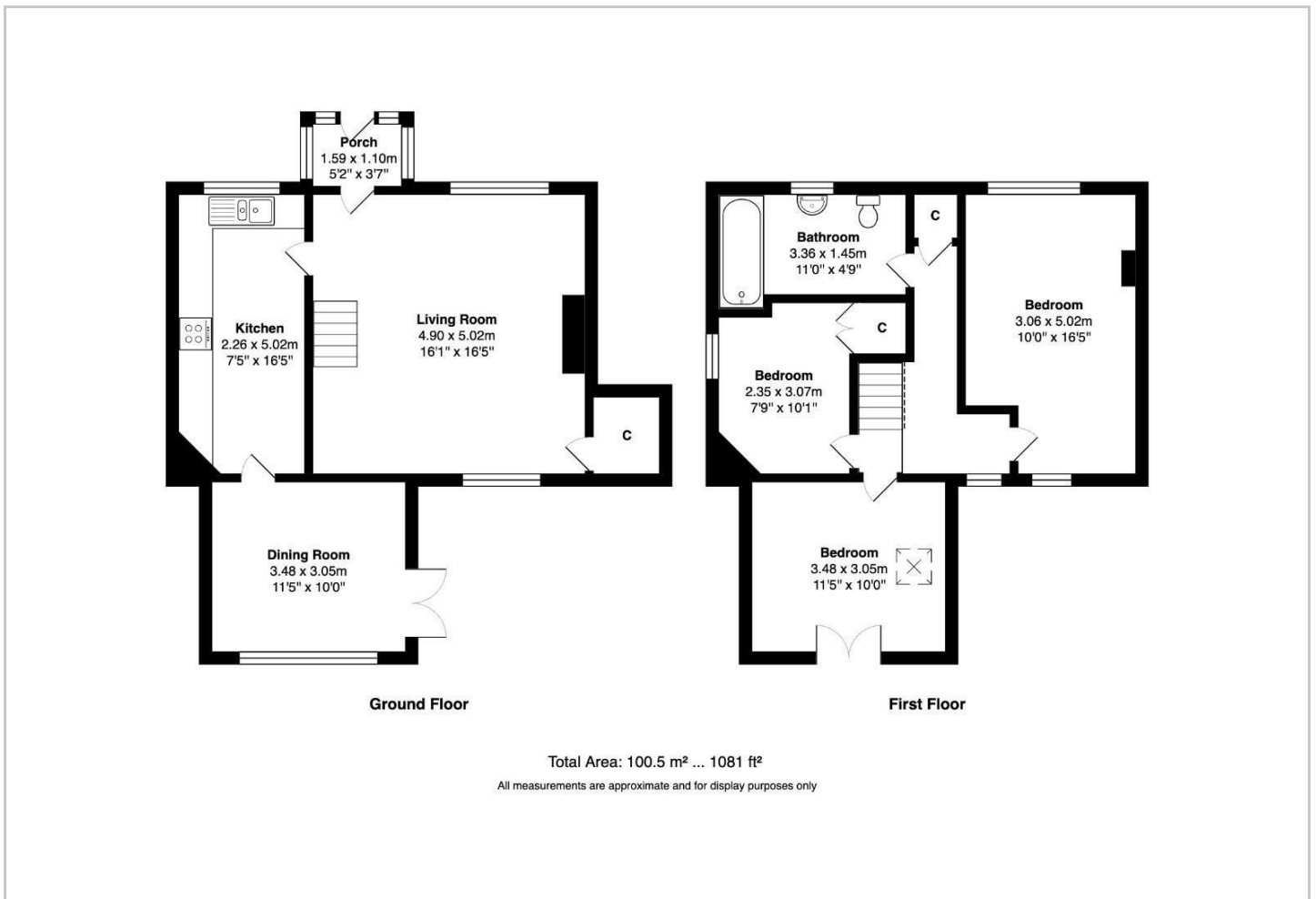
Hybrid Map



Terrain Map



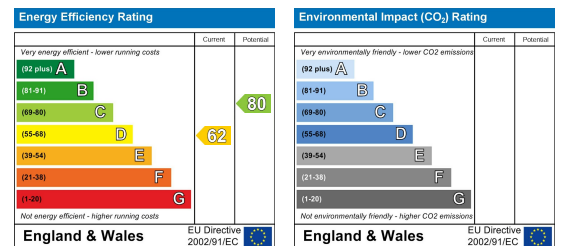
Floor Plan



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.