

# HUNTERS®

HERE TO GET *you* THERE



**Springbank Road**  
Farsley, Pudsey, LS28 5LS

Asking Price £300,000



Council Tax: D



# 42 Springbank Road

Farsley, Pudsey, LS28 5LS

Asking Price £300,000



- Semi detached bungalow
- Highly sought-after village location
- Two/three bedrooms
- Quiet and peaceful neighbourhood
- Conservatory with solid roof
- Generous drive & Detached garage
- Beautifully maintained rear garden
- Potential to update/modernise
- Contemporary bathroom with walk-in shower
- No chain is involved

Presenting this attractive semi-detached bungalow, now offered for sale in good condition with potential to update also, within a highly sought-after village setting. Perfectly suited for couples or single buyers, this charming residence offers a peaceful lifestyle, positioned in a quiet neighbourhood with excellent access to the nearby public transport links, local amenities in the village, and popular green spaces—including parks, walking and cycling routes, and reputable schools.

The accommodation comprises two versatile reception rooms. The main LIVING ROOM features a large front bay window allowing plenty of natural light, complemented by a fireplace with gas fire, creating a cosy and welcoming atmosphere. The DINING room, which may also be utilised as an additional bedroom, benefits from sliding doors opening into the conservatory extension. This delightful CONSERVATORY/GARDEN ROOM offers a solid insulated roof and seamless connection to the beautifully maintained rear garden, providing a wonderful spot for relaxation and entertaining.

The side entrance HALL divides into an inner hall with an understairs storage cupboard and access to the convenient GROUND FLOOR WC. Upstairs, the landing leads to a useful walk-in store room with lighting, providing access to further eaves storage space.

There are two spacious DOUBLE sized bedrooms, with one on the ground floor featuring convenient built-in wardrobes. The first-floor BATHROOM is appointed with a large walk-in shower, mains shower, matching sink and toilet suite, and a heated towel rail.

The modern KITCHEN is well-equipped with ample storage units, worktops with an integrated oven/hob, garden views, and designated spaces for a fridge freezer and washing machine.

Externally, the property offers a delightfully tranquil garden, which is lawned with well-established borders, a block paved driveway provides ample off road parking for multiple cars, the large, detached garage has power and light and there is a useful garden shed. Additional features include an alarm system, PVC double glazing, and a modern gas central heating boiler fitted in 2024. Early viewing of this fine bungalow is strongly recommended.

PLEASE NOTE: The ramp and stairlift can be removed if not required.

The well-regarded Historic Farsley village, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

**ENTRANCE HALL**  
9'10" x 4'4" (3.02 x 1.33)

23'4" x 11'4" (7.12 x 3.47)

**INNER HALL**

**LIVING ROOM**  
13'5" x 11'10" (4.11 x 3.61)

**KITCHEN**  
12'10" x 8'6" (3.93 x 2.60)

**BEDROOM**  
11'10" x 9'7" (3.61 x 2.94)

**DINING ROOM/BEDROOM**  
11'4" x 8'0" (3.47 x 2.46)

**DOWNSTAIRS WC**

**UPSTAIRS BEDROOM**  
13'7" x 9'11" (4.16 x 3.03)

**UPSTAIRS BATHROOM**  
9'7" x 5'5" (2.94 x 1.66)

**STORE ROOM**  
9'7" x 5'1" (2.94 x 1.57)

**GARAGE**



## Road Map



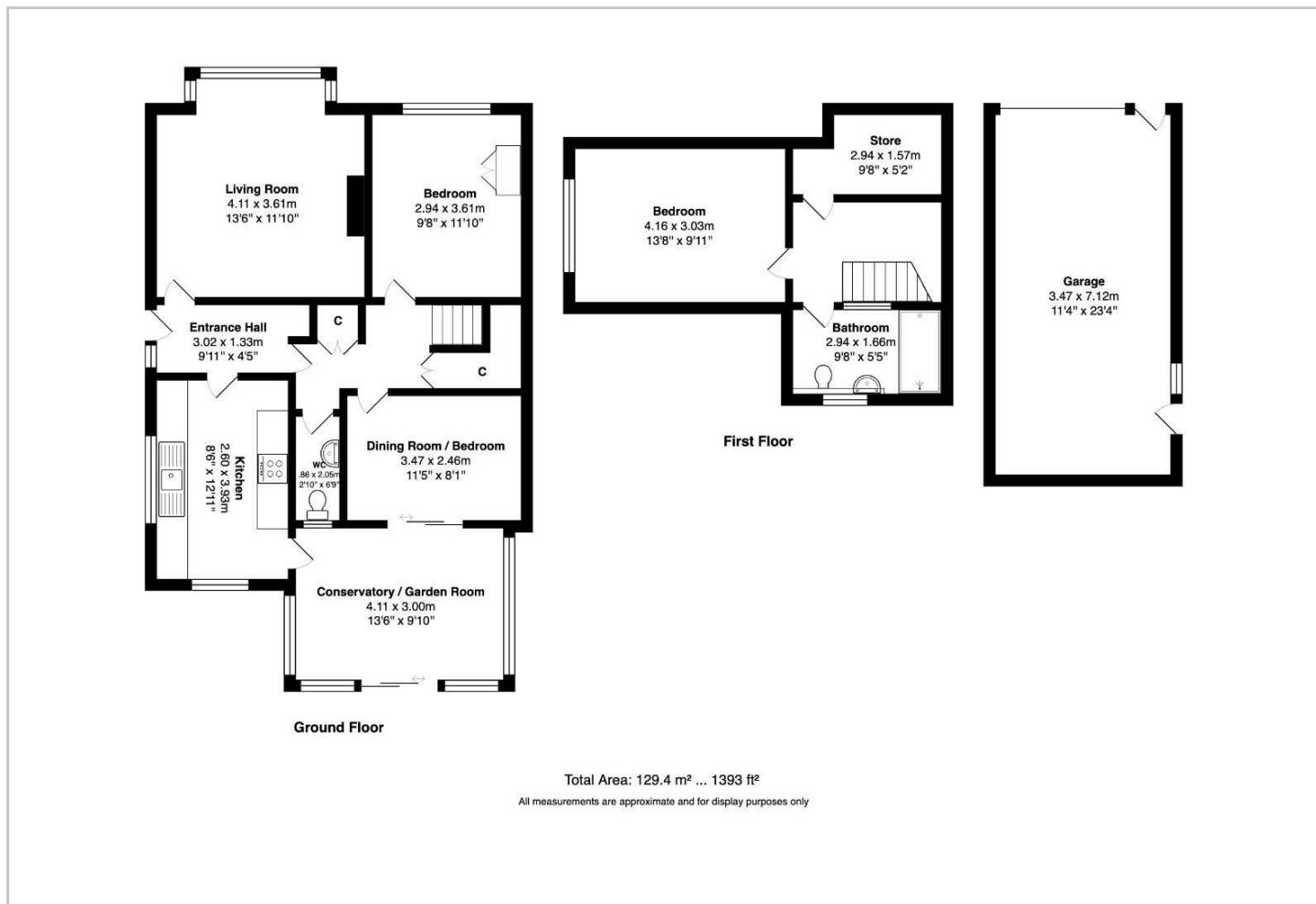
## Hybrid Map



## Terrain Map



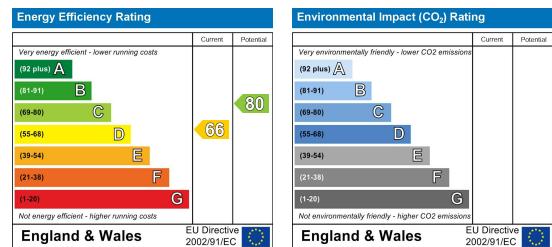
## Floor Plan



## 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.