

HUNTERS®

HERE TO GET *you* THERE



Bryan Street

Farsley, LS28 5JP

£225,000



Council Tax: B



49 Bryan Street

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£225,000



- STONE TERRACED COTTAGE
- TWO BEDROOMS
- NEW KITCHEN with Oven/Hob
- COTTAGE STYLE REAR GARDEN
- SPACIOUS LIVING ROOM
- POPULAR VILLAGE LOCATION
- ON STREET PARKING
- 200 METRES TO SHOPS/CAFES

PROPERTY IN PREPARATION, Book an early viewing advised not to miss this CHARACTER STONE TERRACED HOUSE, which is situated in an increasingly popular location, close to the village centre. The property is well presented throughout and has a pretty COTTAGE STYLE REAR GARDEN which backs onto a conservation area, and will surely appeal to a couple or single person looking for a manageable property with the benefit of been well situated, only 200 metres to a variety of excellent local amenities in Farsley village; shops/cafes/restaurants and the OLD WOLLEN.

The living accommodation benefits from GAS FIRED CENTRAL HEATING (Boiler 2019) and PVC DOUBLE GLAZED WINDOWS THROUGHOUT. comprising; LIVING ROOM with wooden window shutters and engineered Oak flooring, an attractive fireplace with LIVING FLAME GAS FIRE and built in storage cupboards to both sides of the chimney breast. The NEW KITCHEN has ample storage options, with solid oak worktops and INTEGRATED OVEN/HOB APPLIANCES, space for a fridge freezer and a sliding door and staircase leading to the cellar head, which has space for a washer and provides access to useful for further storage with lighting in the cellar.

Upstairs is a landing with a large loft hatch giving access via a pull-down ladder to a part boarded loft with a VELUX TYPE WINDOW, there are TWO GOOD SIZED BEDROOMS, a GENEROUS main bedroom and a second bedroom with built in storage cupboard. The BATHROOM has a white suite with a shower and screen over the bath.

Outside is a pretty front flower/shrub garden and on street parking, a lovely cottage style rear garden which backs onto a CONSERVATION AREA, ideal for ALFRESCO DINING. Farsley village is well placed to access the commuting links to both Leeds and Bradford, via the Leeds Ring Road and Pudsey railway station, as well as the Leeds/Liverpool Canal for walkers and the nature reserve at Rodley.

LIVING ROOM

13'10" x 13'10" (4.24 x 4.24)

KITCHEN/DINER

13'10" x 8'5" (4.22 x 2.58)

BEDROOM ONE

12'11" x 10'9" (3.95 x 3.29)

BEDROOM TWO

8'11" x 7'5" (2.72 x 2.28)

BATHROOM

10'4" x 4'5" (3.15 x 1.36)

CELLAR

13'10" x 7'4" (4.22 x 2.25)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Basement

Cellar 4.22m x 2.25m (13' 10" x 7' 5")

Cellar 3.48m x 1.20m (11' 5" x 3' 11")

Ground Floor

Kitchen 4.22m x 2.58m (13' 10" x 8' 6")

Living Room 4.24m x 4.24m (13' 11" x 13' 11")

First Floor

Bedroom 2 2.72m x 2.28m (8' 11" x 7' 6")

Bedroom 1 3.95m x 3.29m (13' 0" x 10' 10")

Bathroom 3.15m x 1.35m (10' 4" x 4' 5")

Landing

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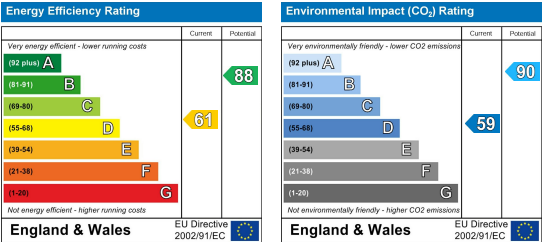
Total floor area 80.7 m² (869 sq.ft.) approx

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

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.