

# HUNTERS®

HERE TO GET *you* THERE



## Cote Lane

Farsley, Pudsey, LS28 5ED

Offers In The Region Of £350,000



Council Tax: C



# 27 Cote Lane

## Farsley, Pudsey, LS28 5ED

Offers In The Region Of £350,000



- Well-maintained detached family home
- Sought-after convenient location
- Three generous sized bedrooms
- Excellent public transport links
- Close to reputable schools
- Private, established rear garden
- Spacious reception rooms with fireplace
- Kitchen with ample storage
- Detached garage with power and light
- Offered with no chain involved

Presenting this well-maintained modern designed DETACHED house offered for sale in a sought-after location, ideal for families and couples seeking convenience and comfort. The property benefits from excellent public transport links, proximity to excellent local amenities, public transport routes, reputable schools, and access to green spaces, walking and cycling routes.

Upon entering the home, you are welcomed by a front entrance HALL featuring a modern composite door complemented by coving and a DOWNSTAIRS cloakroom/WC for added convenience. The spacious reception rooms provide versatile living accommodation; the first reception boasts a charming fireplace, large front bay window, coving, and an adjoining door to the dining area. The second reception room enjoys patio doors opening out to the tranquil rear garden and coving throughout, creating a bright and airy ambience.

The well-appointed KITCHEN includes fitted storage cupboards, a worktop with sink, an electric oven with gas hob, a serving hatch to the dining area, and ample space for essential appliances such as washer, dishwasher, and fridge freezer.

Upstairs offers THREE bedrooms: the principal double bedroom at the front features built-in wardrobes, a bay window, and coving; the second double bedroom provides a wardrobe unit and shelving; while the third bedroom is a comfortable single, ideal as a home office.

The BATHROOM is part-tiled and well maintained, comprising a suite with shower taps over the bath and a shelved cupboard.

Externally, the gardens are beautifully established and screened, with a gated tarmac driveway leading to a DETACHED garage with light and power. The private rear garden is well screened and includes two separate paved patios and a garden hut, perfect for alfresco dining, the front garden is adorned with a delightful weeping birch tree. Recent updates include a new front bay window, PVC windows, dry verge, front door, and gates. Gas central heating is serviced annually.

The well-regarded Historic Pudsey/Farsley area, 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

### DOWNSTAIRS WC

5'10" x 2'7" (1.79 x 0.79)

### LIVING ROOM

15'10" x 11'11" (4.84 x 3.64)

### DINING ROOM

9'7" x 7'10" (2.93 x 2.40)

### KITCHEN

11'10" x 8'3" (3.63 x 2.53)

### BEDROOM ONE

13'5" x 11'6" (4.10 x 3.51)

### BEDROOM TWO

7'10" x 6'10" (2.41 x 2.10)

### BEDROOM THREE

7'10" x 6'10" (2.41m x 2.10m)

### BATHROOM

8'7" x 6'7" (2.63 x 2.02)

### DETACHED GARAGE

18'3" x 9'2" (5.58 x 2.81)



## Road Map



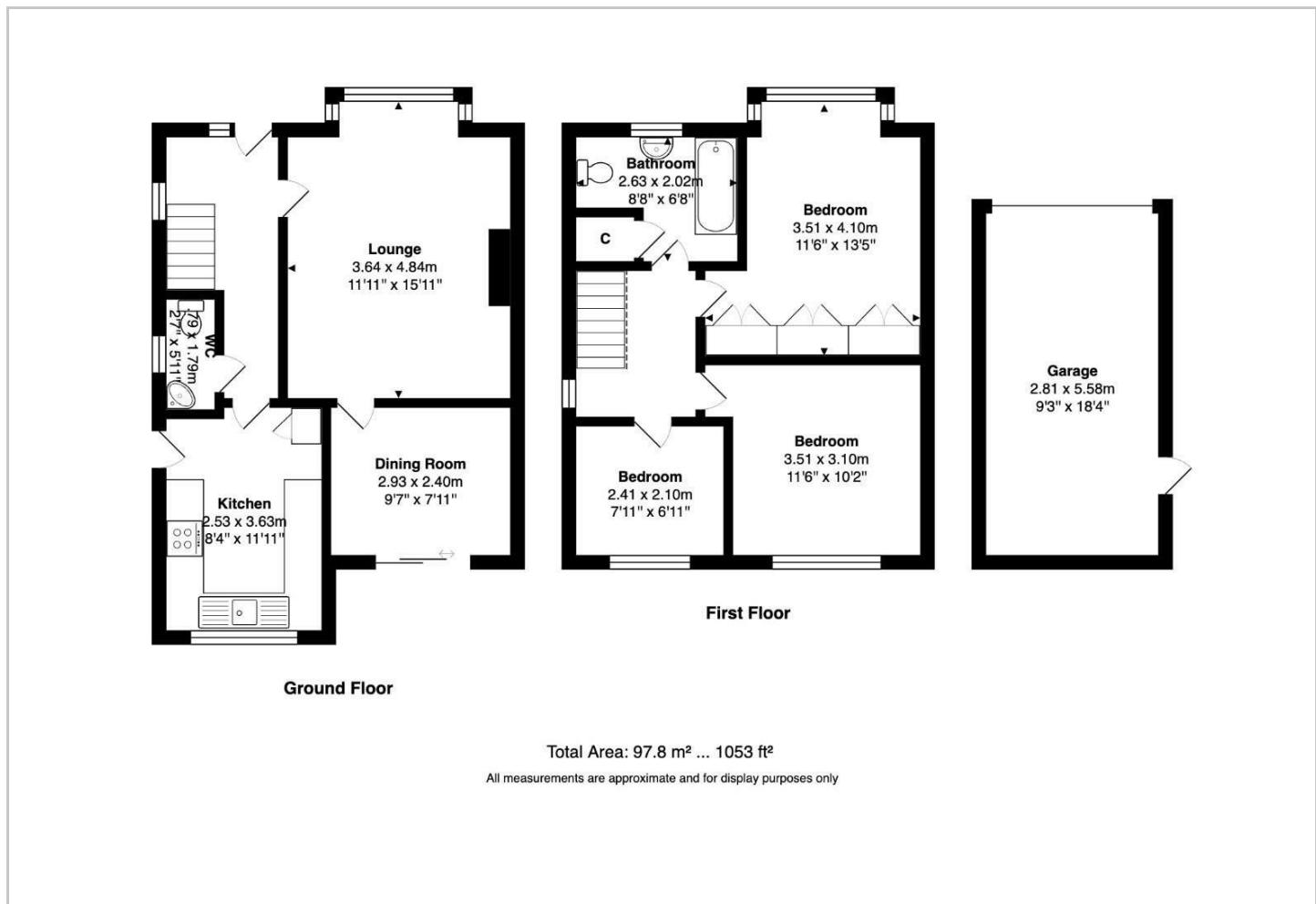
## Hybrid Map



## Terrain Map



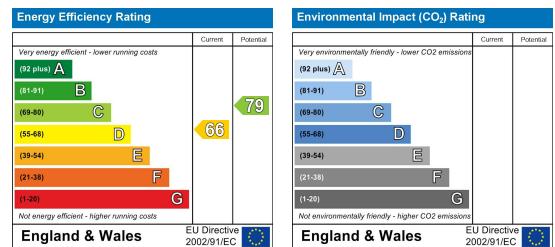
## Floor Plan



## 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.