

# HUNTERS®

HERE TO GET *you* THERE



## Fern Lea View

Stanningley / Farsley Border, LS28 6JX

Offers Over £210,000



Council Tax: B





# 8 Fern Lea View

Stanningley / Farsley Border, LS28 6JX

Offers Over £210,000



- CHAIN-FREE SALE!
- Immaculate two-bedroom semi-detached home
- Bright living room with bay window and shutter blinds
- Tucked away in a quiet cul-de-sac
- Landscaped corner plot garden
- Spacious main bedroom with fitted wardrobes
- Versatile second bedroom or office
- Modern tiled family bathroom suite
- Off-street parking for two cars
- Tranquil garden backdrop for privacy

Welcome to this immaculate TWO-bedroom semi-detached house, perfectly positioned on the Stanningley / Farsley border in a quiet CUL-DE-SAC. With a ready-to-move-into finish and a beautifully landscaped corner plot garden, this property is a perfect choice for first-time buyers, downsizers, or those seeking a turnkey property with nothing left to do but move in!

As you enter, you're greeted by a bright and airy LIVING ROOM, complete with a bay window fitted with stylish SHUTTER BLINDS. There's ample room for relaxing or entertaining, plus handy understairs storage to keep everything clutter-free. Flowing seamlessly from the living room is the inviting shaker-style kitchen, complete with a garden outlook, sleek tiled splashback, dining space, and INTEGRATED oven and dishwasher. Step outside to a sun-drenched, flagged patio, ideal for evening drinks, weekend barbecues, or soaking up the peace and privacy of the rear garden

Upstairs, the main double BEDROOM currently houses a Super King bed and boasts plush carpet flooring, deep fitted mirror-wardrobes, and elegant shutter blinds for ultimate comfort and privacy. The second bedroom, suitable as a single or small double, benefits from stylish shutter blinds and a serene LEAFY VIEW. Its adaptable design makes it equally well-suited as a peaceful HOME OFFICE. The MODERN family BATHROOM is finished with a beautiful tiled suite, heated towel rail, bath with an over shower, and practical storage.

Outside, the GARDEN is fenced and private, with no overlooking properties to the rear. A drive offers OFF-STREET PARKING for two cars, and a shed provides extra storage. Council tax band B. Just a short walk to shops and local amenities, this fabulous home truly must be seen to be appreciated.

LOCATION - Stanningley, Leeds, combines historic character with modern convenience, perfectly positioned between Pudsey and Farsley and just a short drive from Leeds city centre. Excellent road and bus links, plus nearby rail stations, make commuting simple, while the Leeds Outer Ring Road and major motorways are within easy reach. Local life centres around Stanningley's independent shops, cafés, gyms, and traditional pubs, with larger retail and leisure options close by in nearby towns. Green spaces like Stanningley Park and the Leeds–Liverpool Canal towpath offer plenty of opportunities for walking, cycling, and family days out. Known for its strong community feel and excellent local amenities, Stanningley is a great choice for those wanting a well-connected base with a friendly, village-like atmosphere.

Tel: 0113 257 6198

**LIVING ROOM**  
13'3" x 15'0" (4.06 x 4.58m)

**KITCHEN DINER**  
13'3" x 8'2" (4.06 x 2.49m)

**LANDING**

**BEDROOM ONE**  
13'3" x 11'8" (4.06 x 3.57m)

**BEDROOM TWO**  
6'3" x 11'5" (1.92 x 3.48m)

**BATHROOM**  
6'3" x 8'0" (1.92 x 2.45m)

**GARDEN & DRIVE**



Road Map



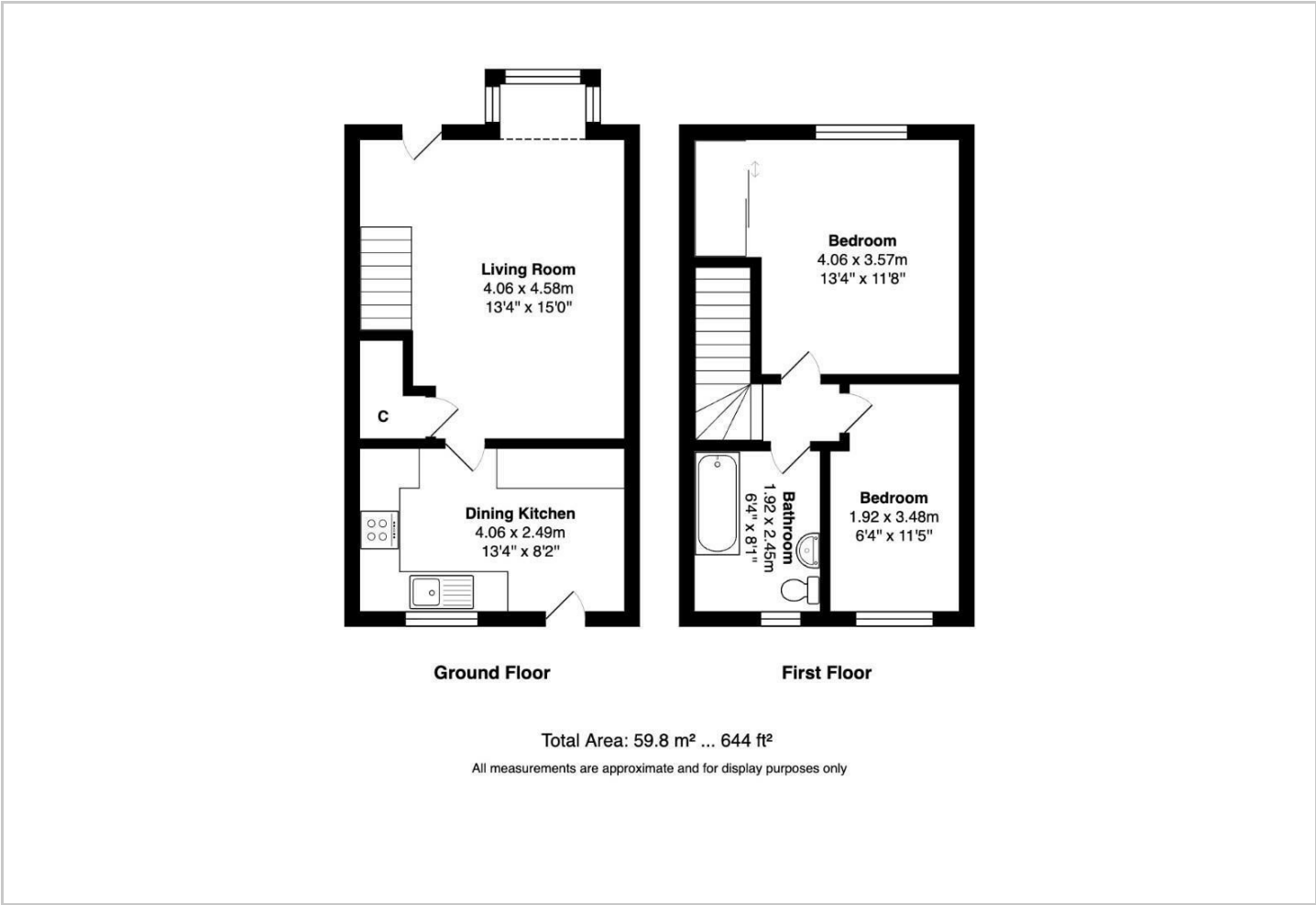
Hybrid Map



Terrain Map



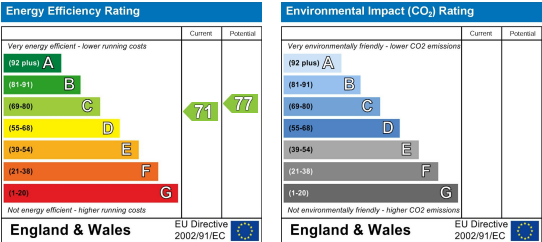
Floor Plan



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.