

HUNTERS®

HERE TO GET *you* THERE



Half Mile Lane

Stanningley / Farsley Border, Pudsey, LS28 6LH

£1,050 Per Month



Council Tax: A

FLOOR PLAN

The floor plan illustrates the layout of the property, showing the following rooms and dimensions:

- CELLAR:** 10'6" x 10'6" (approx.)
- KITCHEN:** 11'1" x 8'1" (approx.)
- LIVING ROOM:** 17'9" x 12'9" (approx.)
- BEDROOM ONE:** 11'1" x 11'1" (approx.)
- BEDROOM TWO:** 11'1" x 11'1" (approx.)
- BATHROOM:** 7'0" x 5'0" (approx.)
- HALLWAY:** 10'6" x 10'6" (approx.)
- STAIRS:** UP/DOWN

TOTAL FLOOR AREA: 634 sq. ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2025

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2010/65/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2010/65/EC

England & Wales

Please contact our Hunters Pudsey Lettings Office
on 01132576198 if you wish to arrange a viewing appointment
for this property or require further information.

- Recently refurbished throughout
- Charming two bedroom terrace
- Nearby Farsley and local amenities
- Spacious rooms sizes
- Property offset by private front garden
- Easy Leeds and Bradford commute
- Close to the leafy Stanningley Park



RECENTLY REFURBISHED THROUGHOUT TO A VERY HIGH STANDARD. A well-finished two-bedroom terraced house, nestled just a stone's throw away from FARSLEY and on the doorstep of Staningley Park, featuring a modern fitted kitchen, spacious reception room, stylish bathroom, two first floor bedrooms, garden, and excellent access to local amenities, green spaces and public transport links.

Tenure:
Lease Years Remaining:
Annual Ground Rent:
Review Period:
Review Increase:
Service Charge:
Shared Ownership:
Ownership Share:

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.