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New Park Place

Farsley, Pudsey, LS28 5TX

£235,000



Council Tax: B



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£235,000



An exciting opportunity to purchase this beautifully presented two-bedroom terraced home, enjoying a delightful setting within the ever-desirable Farsley. Screened from the road by mature trees, the property enjoys a lovely leafy approach and offers stylish, well-maintained accommodation ready to enjoy from day one. Boasting a separate living room, a spacious kitchen diner, two bedrooms and a fantastic rear garden with a particularly attractive outlook, this wonderful home is sure to appeal to first-time buyers, young families and those looking to downsize. A garage and useful additional storage further enhance the appeal of this charming property.

Situated in the heart of the ever-popular Farsley area, the property is ideally positioned to enjoy everything this thriving village has to offer. Farsley is renowned for its vibrant community atmosphere, with a fantastic selection of independent shops, cafés, restaurants and popular local amenities. The nearby Hainsworth Park and Westroyd Park provide wonderful green spaces for outdoor recreation, whilst the surrounding area offers a variety of local schools and convenient transport connections towards Leeds, Bradford and beyond. Combining a peaceful residential setting with excellent everyday convenience, this is a location that continues to attract a wide range of buyers.

Upon entering the property, a useful entrance vestibule provides a welcoming introduction to the home, offering a practical space for coats and shoes before leading into the main living accommodation. This separate entrance is a particularly useful feature, creating a natural division between the outdoors and the comfortable living space beyond. The living room is a beautifully presented and inviting reception room, offering excellent proportions and plenty of space for a range of furnishings. Tastefully decorated in lovely contemporary tones, the room provides a warm and welcoming setting for relaxing and unwinding. A feature electric fireplace creates an attractive focal point, whilst the front-facing window allows plenty of natural light to fill the space. The staircase rises from the living room to the first-floor accommodation, with the separate kitchen diner positioned to the rear, creating a practical and well-balanced layout.

To the rear of the property, the kitchen diner provides a wonderful space for everyday living and entertaining, offering excellent proportions and ample room for a dining table. Beautifully presented, the kitchen features a comprehensive range of attractive cream shaker-style wall and base units, complemented by contrasting wood-effect worktops and tiled splashbacks. An integrated oven provides a sleek and practical addition, whilst space for essential white goods ensures the kitchen is well equipped for modern living. A particularly useful understairs pantry provides valuable additional storage, making excellent use of the available space. The dedicated dining area creates a lovely setting for family meals or hosting friends, whilst the practical arrangement of the kitchen allows for comfortable everyday use. To the rear, a further porch provides access to the beautiful garden, creating a wonderful connection between the internal accommodation and the outdoor space.

To the first floor are two well-proportioned bedrooms, each offering its own individual appeal and flexibility depending on personal preference. Both rooms provide comfortable accommodation, allowing buyers to choose their preferred principal bedroom based on the features that matter most to them. The front bedroom is a lovely room, offering excellent proportions and the added benefit of fitted storage, providing a practical solution for bedroom furniture and everyday essentials. Positioned to the rear, the second bedroom enjoys a beautiful leafy outlook across the garden and surrounding mature trees, creating a particularly attractive and peaceful setting. Offering comfortable proportions, this versatile room could equally serve as the principal bedroom, a guest room, nursery or home office, depending on individual requirements. Completing the internal accommodation is a generously sized family bathroom, fitted with a three-piece suite comprising a bath with shower over, pedestal wash basin and W.C. Complemented by attractive tiling, the bathroom also benefits from clever storage positioned above the stairs, making excellent use of the available space and providing a practical addition to this well-presented home.

Externally, the property truly comes into its own, boasting a beautifully established and particularly generous rear garden that offers something a little different from many neighbouring homes within the development. Arranged across two distinct sections, this wonderful outdoor space combines a substantial family lawn with a further secluded seating area at the bottom of the garden, creating a delightful setting for relaxing, entertaining and enjoying the outdoors.

Immediately to the rear of the property, the garden opens out to an attractive lawned area, complemented by established planting, mature shrubs and a pathway leading towards the lower section of the plot. The garden enjoys a lovely green outlook, with mature trees providing an attractive natural backdrop and a wonderful sense of tranquillity. A pathway through the garden also provides a right of access to the nearby garages, with this property enjoying the additional benefit of its own garage, offering valuable parking or storage facilities. A further practical benefit is the useful underhouse storage, accessed externally from the rear, providing additional space for garden equipment and everyday storage requirements.

The true hidden gem, however, lies at the bottom of the garden. Unlike many properties within the development, this home benefits from a further dedicated patio and seating area, enjoying a beautiful outlook across the surrounding mature trees and greenery. This particularly special spot offers a wonderful sense of escape from the everyday, creating an almost secluded retreat where you could easily forget you are in the heart of a popular residential area. Whether enjoying a morning coffee, relaxing with a book or spending a summer evening with friends, this delightful outdoor setting is a real highlight of the property and is something that simply must be experienced in person to be fully appreciated.

A beautifully presented home offering an excellent combination of comfortable living accommodation, practical storage and a truly delightful garden setting. With its attractive leafy outlook, versatile two-bedroom layout, garage and wonderful secluded seating area, this charming property presents an exciting opportunity to enjoy village life in one of West Leeds' most sought-after locations. Early viewing is highly recommended to fully appreciate the setting, presentation and exceptional outdoor space this lovely home has to offer.

Tel: 0113 257 6198

DINING KITCHEN

11'7" x 11'0" (3.54m x 3.37m)

LIVING ROOM

17'5" x 11'7" (5.31m x 3.54m)

BEDROOM ONE

11'7" x 11'5" (3.54m x 3.48m)

BEDROOM TWO

11'7" x 8'1" (3.54m x 2.48m)

BATHROOM

8'7" x 4'4" (2.62m x 1.34m)

STORAGE

18'6" x 5'10" (5.64m x 1.80m)

GARAGE

16'11" x 8'9" (5.16m x 2.67m)



Road Map



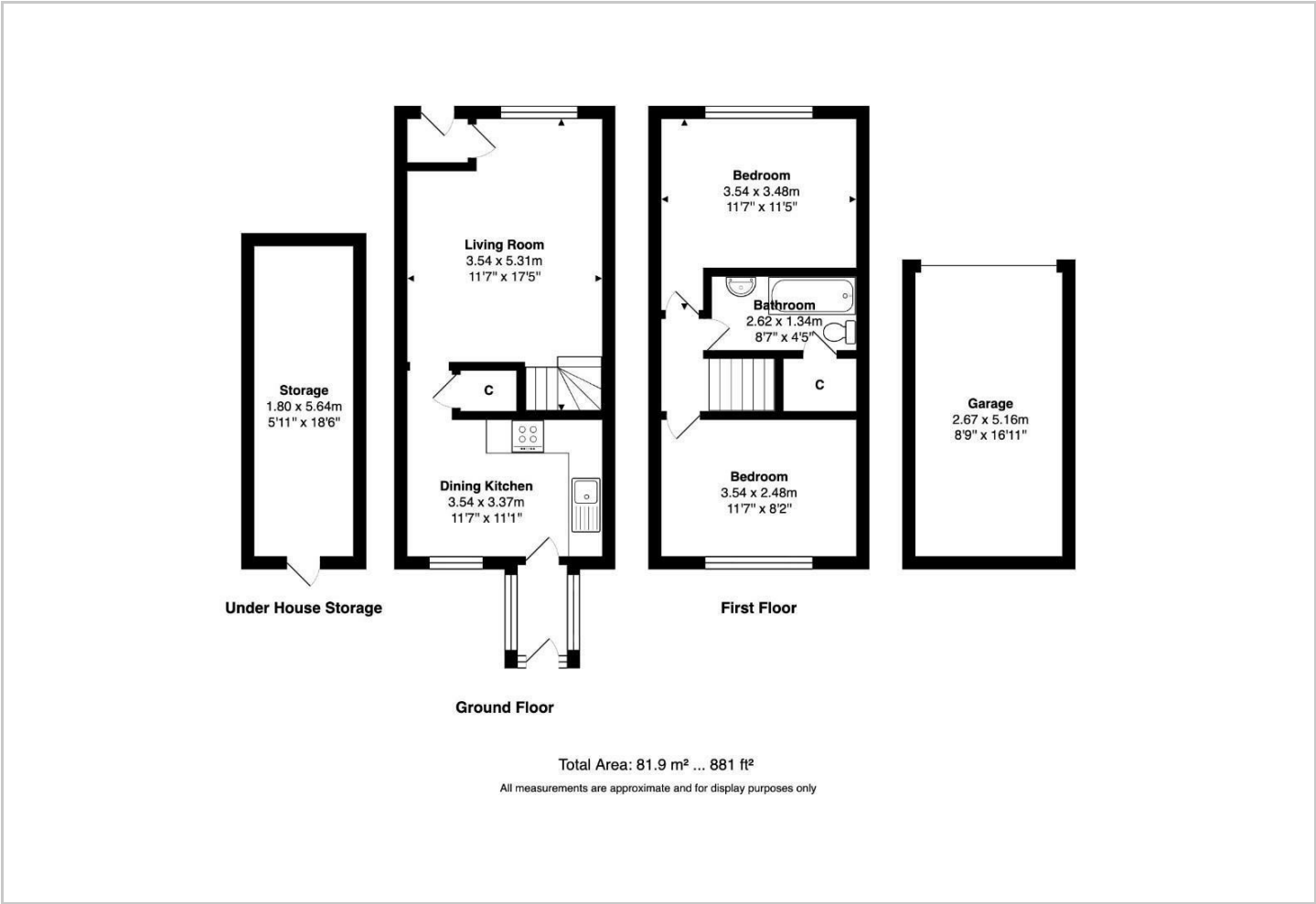
Hybrid Map



Terrain Map



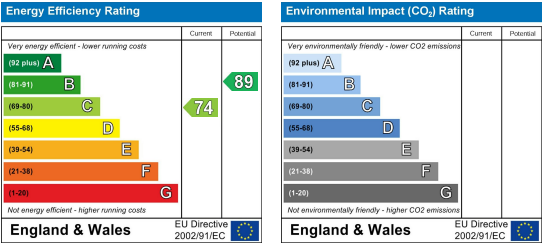
Floor Plan



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.