



BROAD STREET,  
FARSLEY, LEEDS,  
LS28 5JD  
£160,000

1 Bedroom House

LINLEY &  
SIMPSON

**CHAIN FREE SALE!** Attention lovers of Farsley and character. Available for sale chain free is this charming one bedroom back to back character terrace house. With open plan living, large rooms, gas central heating throughout and a large garden with garage on too; this deceptive house is a real little gem. Call today to avoid missing out.

Farsley is a fantastic village in the heart of Yorkshire located between Horsforth and Pudsey. Famed for being the birthplace of Aston Martin, Farsleys history is rich and long; today its bustling high street with a plethora of shops, pubs, bars and eateries makes Farsley an ideal little village with all the amenities one would ever need. Although leaving Farsley is not necessary, it is easy with it being well connected via bus and road routes as well as via train at New Pudsey Station which is less than a mile and a half from Farsley centre. Brilliant primary schools are also a reason to buy in Farsley and they regularly obtain an 'Outstanding' Ofsted report.

## **Ground Floor**

### **Entrance**

Main entrance into the house is into the ground floor reception room. The room is open plan but there is a 'vestibule' like open area for entrance.

### **Living/ Dining Room**

The main reception room in the house is this lovely, large living/ dining room. The room is well illuminated by the very large front facing window which has beautiful and private garden views. This is a nice cosy-feeling room despite the nice high ceilings and external door within. The crowning jewel in the room is the large open hearth which is crying out for a wood burning fire to be installed in for those cosy winter evenings.

### **Kitchen**

The kitchen is located open plan from the living/ dining room and as such has a nice feeling of space within. There are wall and base units and ample worktop spaces as well as a lovely 'Belfast' style sink within. There is an access door to the cellar from the kitchen too.

## **Lower Ground Floor**

### **Cellar**

Accessed via the kitchen/ diner is the staircase leading down to the cellar which is a large store-room.

## **First Floor**

### **Bedroom**

The master bedroom on the first floor and is a front-facing double bedroom. This is a nice, bright room with impressive internal space for furnishings and there are some built in storage cupboards too. The front window has a nice open outlook over the large garden and private views beyond.

### **House Bathroom**

The house bathroom is located on the first floor and benefits from a large, corner-bath, toilet and hand basin all installed to a high standard with tasteful grey tiling.

## **External inc Garage and Parking**

The house is accessed up a private road and as such the owner will own the road immediately in front of the plot. There is shared access across the private road however for all parties who use the road. There is a driveway for off street parking and there is a nice, single garage which is a great addition for extra storage and potentially parking too. The garden is very large for a property of this size and age and is laid mostly to lawn with a patio section, gravel section and has previously had a small allotment section too.

## **Agents Notes**

There is a passageway beneath the property which provides access for this property and historically two neighbouring properties but we are advised it is not often used and it is not a public footpath.



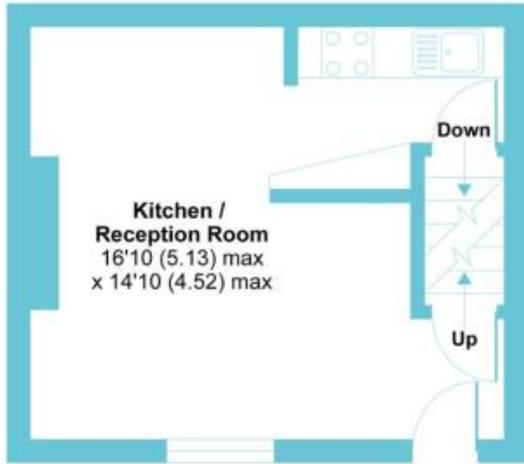
# Broad Street, Farsley, Pudsey, LS28

Approximate Area = 593 sq ft / 55 sq m

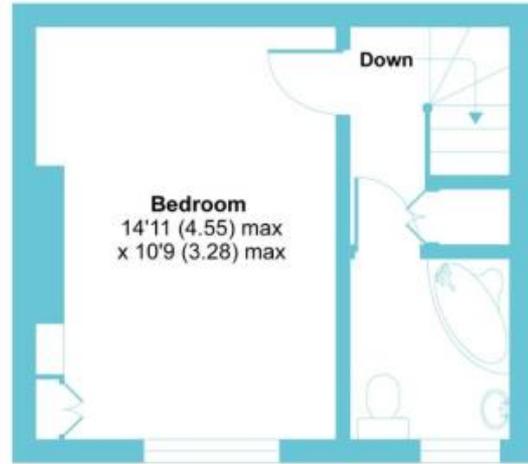
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**LOWER GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 787000

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92-100) <b>A</b>                                  |                         |         |           |
| (81-91) <b>B</b>                                   |                         |         | 83        |
| (69-80) <b>C</b>                                   |                         |         |           |
| (55-68) <b>D</b>                                   |                         | 61      |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |         |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**AGENTS NOTES:**

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