



5, NEW STREET,  
FARSLEY, WEST  
YORKSHIRE, LS28  
5DJ  
£200,000

3 Bedroom Flat

LINLEY &  
SIMPSON

THREE BEDROOM APARTMENT in the CENTRE OF FARSLEY. Available for sale is this stunning; Grade II listed three-bedroom apartment with lovely open plan internal features, character charm and even its own garden space. Currently the apartment is rented out for approx. £800pcm and could achieve more now.

Farsley is a fantastic village in the heart of Yorkshire located between Horsforth and Pudsey. Famed for being the birthplace of Aston Martin, Farsley's 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 that 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 Apartment with Garden**

**Entrance Hall** - This smart, apartment is located in a converted school. The main entrance to the flat on New Street is a communal entrance via the 'Boys Entrance' which leads to a flagged internal courtyard which leads to its own internal hallway within the apartment providing access to the rooms.

**Living Room/ Lounge** - The main reception space in the apartment is a large internalised room. The rooms are flooded by natural light from dual aspect windows at the rear of the apartment. This is a good-sized room (rooms) and can be used a number of different ways. The original wooden flooring is on display and there is an exposed beam on the ceiling.

**Kitchen/ Diner** - The kitchen/ diner is accessed open-plan via the living/ dining rooms and as such flows nicely into them. The kitchen is made up of wall and base units including a gas hob with electric oven, breakfast bar and plumbing for a dishwasher. There is space in the room for a table and chairs under the two stone mullion garden facing windows.

**Utility** - Rare for an apartment there is a small but useful utility room access off the kitchen. This is a handy room that currently houses the fridge/ freezer, washing machine and gas boiler.

**Master Bedroom** - The master bedroom is a well-sized double bedroom with ample available space within. The room is well illuminated by two mullion stained glass windows.

**Second Bedroom** - The second bedroom is at the far end of the apartment and has beautiful wooden double doors leading to the private garden. This is a nice sized double bedroom but could be used as a home office/ snug if needed.

**Third Bedroom** - Located next door to the master bedroom, the third is another double sized bedroom and has original wooden flooring within.

**House Bathroom** - Located at the end of the apartment there is a stunning, large house bathroom, which has an exposed stone wall within. There is a four-piece suite (large bath, separate shower cubicle, basin and toilet) and the bathroom is tastefully tiled.

### **External**

**Private Garden** - This lovely apartment has its own private rear garden. The rear garden is a paved external area perfect for entertaining. The garden is privately owned but some neighbours do have access through the garden for putting out bins and emergency exit.

**Agents Notes** - We are advised that the apartment is leasehold and we are advised that the below details are accurate as advised by the seller but do advise having your own legal professional check them -

Original Lease Term - 125 years from 2022

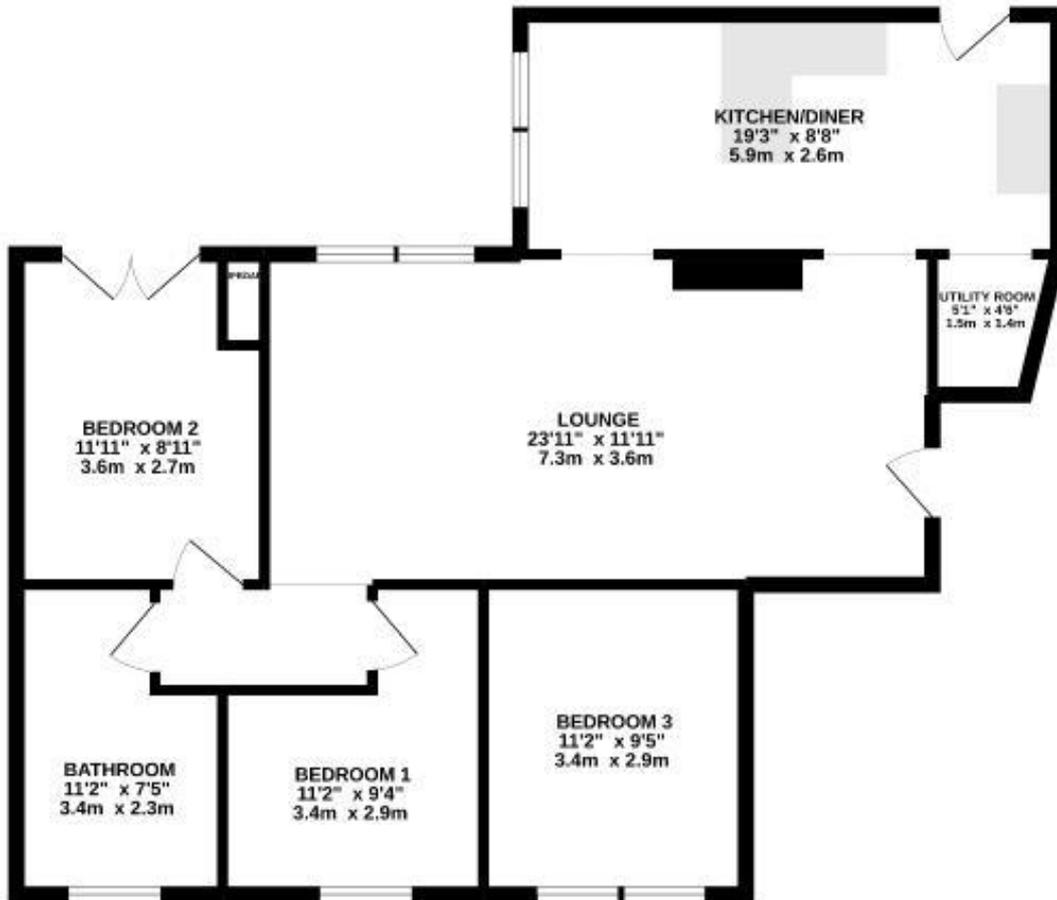
Lease Term Remaining (approx.) - 125 years

Ground Rent (approx.) - £50p.a to be reviewed every 5 years

Service Charge (approx.) - None. External maintenance to be split between this apartment and upstairs if it affects both apartments (e.g the main roof) or each individual apartment is responsible for their own maintenance.

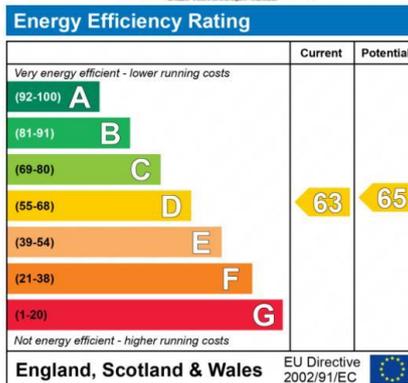


**GROUND FLOOR**  
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors 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 is given for their operability or efficiency. Use for guide only.  
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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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