



Laburnum Street, Farsley Pudsey LS28 5AH

welcome to

Laburnum Street, Farsley Pudsey

Situated on a private no-through road in the highly desirable village of Farsley this charming stone-built semi-detached property offers a perfect blend of character and modern living. With spacious accommodation throughout, high ceilings and a tanked cellar and a south-facing garden.



Property Information

Situated on a private no-through road in the highly desirable village of Farsley, this charming stone-built semi-detached home offers an exceptional blend of character and modern living. Beautifully presented throughout the property provides spacious and versatile accommodation, enhanced by features such as a log burner, high ceilings, French doors, and a fully tanked cellar ideal for additional use. The south-facing garden further adds to the appeal, creating a perfect space for outdoor relaxation and entertaining. Farsley itself is a thriving and popular community, well known for its vibrant village atmosphere, independent cafes, bars and local amenities. The area is particularly attractive to families due to its excellent selection of well-regarded local schools, including Farsley Springbank School and Pudsey Grammar are highly accessible from the property. Combined with strong transport links into Leeds and surrounding areas, this home is ideally suited to professionals and growing families seeking both convenience and lifestyle.

Entrance Hall

The property welcomes you through a PVC entrance door into a bright entrance hall.

Lounge

The lounge is a standout space, featuring high ceilings, a real fireplace with log burner, and French doors opening out to the rear—perfect for both relaxing and entertaining.

Kitchen Diner

To the rear, the kitchen diner is well-equipped with a range of integrated appliances including an oven, dishwasher, washing machine, and fridge freezer, complemented by modern laminate flooring

Landing

Upstairs, the landing benefits from newly fitted

carpet and leads to two generous double bedrooms and a smaller third bedroom

Bedroom One

The principal bedroom includes fitted wardrobes and a cosy carpeted finish

Bedroom Two

The second double bedroom offers high ceilings and a useful cupboard housing the boiler,

Bedroom Three

The third bedroom is a single room with carpet flooring.

Bathroom

The bathroom is stylishly finished with fully tiled walls and flooring a shower over the bath and modern spotlights.

Cellar

A fully tanked versatile cellar converted into a family playroom, combining recreational space with practical storage for toys, games, and seasonal items.

Outside Area

Externally, the property enjoys a private, enclosed rear garden with patio area and low-maintenance astro turf. A large L shape drive that only this particular property enjoys. The space is fenced, gated, and benefits from a desirable south-facing aspect.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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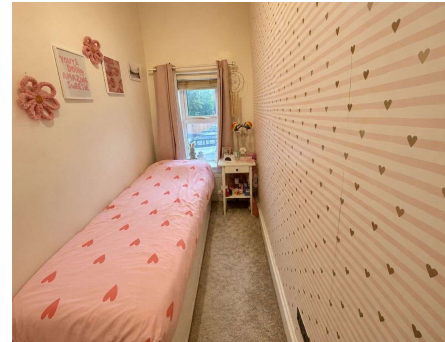
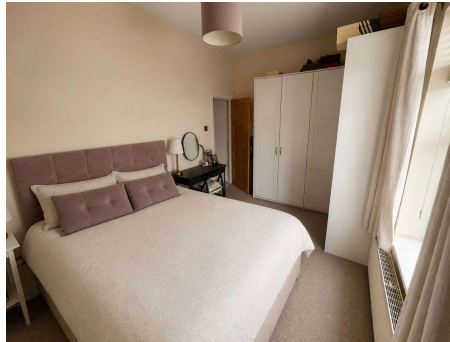
Laburnum Street, Farsley Pudsey

- Stone-built semi-detached property
- Large L shaped drive
- Spacious lounge with log burner and French doors
- Fully tanked and usable cellar
- Gas central heating & double glazing throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117041 - 0006

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