

REAR VIEW



# HOME

MARKETING & MANAGEMENT

CALVERLEY LANE, FARSLEY LS28 5LA

**£199,999**



Victorian End Through Terrace  
2 Double Bedrooms  
Lounge. Fitted Breakfast Kitchen  
White Bathroom Suite  
uPVC Double Glazing. Gas c/h  
Useful storage cellars  
Shared Rear Courtyard  
Enclosed Patio to Front  
Close to Parkland  
No Chain. Popular Village Location



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**GENERAL DESCRIPTION**

An end Victorian stone 2 double bedroom through terrace house situated in a sought after location at the bottom of Farsley Village, close to parks, local amenities, schools and the nearby ring Road network offering easy access to both Leeds and Bradford. The property benefits from: modern fitted breakfast kitchen with feature brick recessed fireplace housing a wood burning stove; 2 useful storage cellars; white bathroom suite with mosaic tiling to walls; patio garden to front; shared courtyard to rear. Accommodation briefly comprises: entrance hall with beech laminate flooring; lounge; inner hall; breakfast kitchen; cellars; staircase and landing with Lincrusta panelling to lower walls; two double bedrooms (one with built in cupboard) and bathroom. Suit first time buyers or professional couples seeking a well proportioned home with many character features. No Chain.

**TENURE**  
Freehold

**ROOM MEASUREMENTS**

- ENTRANCE HALL** 3' 6" x 3' 1" (1.07m x 0.94m)
- LOUNGE** 13' 10" x 10' 8" (4.22m x 3.25m) max
- BREAKFAST KITCHEN** 13' 9" x 10' 4" (4.19m x 3.15m) max
- CELLAR** 13' 7" x 9' 4" (4.14m x 2.84m) max
- STAIRCASE AND LANDING** 5' 10" x 4' 4" (1.78m x 1.32m) max
- DOUBLE BEDROOM 1** 14' 0" x 13' 9" (4.27m x 4.19m) max
- DOUBLE BEDROOM 2** 10' 7" x 9' 5" (3.23m x 2.87m) max
- BATHROOM** 7' 8" x 4' 3" (2.34m x 1.3m)

**EXTERIOR**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**OPENING HOURS**

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

