

HOME MARKETING & MANAGEMEN

LAURELS, NEW STREET, FARSLEY LS28 5DJ

£745,000

Substantial Victorian Stone Detached
5 Bedrooms (4 doubles)
Luxury house Bathroom + 2 Shower Rooms
Basement Bar & Games / Cinema Area
2 Reception Rooms. Secure Storage
Spacious Kitchen with Flagged Floor
Contemporary Décor Throughout
Sash D/G & Gas C/H. Period Features
Lawned Garden to Front. Parking
Internal Viewing Highly Recommended









GENERAL DESCRIPTION

A rare to market opportunity to own one of the finest Victorian detached homes in the heart of the sought after village of Farsley. This statement property will be of particular interest to families and executives seeking a lovingly renovated and well presented character home which benefits from: Many exceptional period features and luxury fixtures and fittings and designer décor; quality bespoke fitted Kitchen including Rangemaster ov en, Bosch appliances and Yorkshire stone flooring; impressive Dining Room including multi-fuel stove; grand main Entrance Hallway including original cornice, ceiling rose and oak staircase; beautiful dual aspect lounge with feature stone open fireplace; large utility area (and downstairs WC) with excellent fitted storage; basement level with a bespoke bar and further large game / cinema area, and guest WC/showerroom; exceptional front to back Master Bedroom Suite with bespoke cabinetry; recently installed designer luxury bathroom, with marble topped vanity unit, double rain shower and freestanding bath; two spacious equally proportioned 2nd floor bedrooms with Sharpes fitted furniture and shower room; off road parking to the rear with secure large storage room/ workshop; good sized lawned private garden to front with mature planting; sash double glazing; gas central heating with combination boiler. The property is within close proximity to a highly regarded primary school and increasingly renowned amenities of Farsley including its bars, restaurants and events at Sunnybank Mill. Farsley also offers excellent commuting links to Leeds and Bradford and is in close proximity to Horsforth/Calv erley/ Pudsey and excellent amenities offered there. An early inspection is recommended to take up the opportunity to take in and potentially become the custodian of a rare to market statement home.

> **TENURE** Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 14' 9"x 5' 10" (4.5m x 1.8m) max LOUNGE 17' 8"x 12' 9" (5.4m x 3.9m) max **DINING ROOM** 14' 5"x 12' 9" (4.4m x 3.9m) max

KITCHEN 20' 0" (6.1m

UTILITY ROOM 10' 9"x 7' 6" (3.3m x 2.3m) max **SECURE STORE / WORKSHOP** 19' 4" x 7' 10" (5.9m x 2.4m)

LOWER FLOOR

GAMES / CINEMA AREA 26' 2" x 11' 1" (8m x 3.4m) BAR AREA 13' 9" x 12' 5" (4.2m x 3.8m) max **SHOWER ROOM** 7' 6"x 4' 11" (2.3m x 1.5m)

LOBBY 5' 6"x 4' 7" (1.7mx 1.4m)

1ST FLOOR STAIRCASE & LANDNG 27' 10"x 6' 2" (8.5mx 1.9m) max **BATHROOM** 11' 9" x 7' 6" (3.6m x 2.3m) GUEST BEDROOM 13' 1"x 12' 9" (4m x 3.9m) max

BEDROOM 5 / STUDY 12' 1" x 4' 11" (3.7m x 1.5m)

2ND FLOOR STAIRCASE & LANDING 6' 2"x 4' 3" (1.9m x 1.3m) max **BEDROOM3** 15' 5"x 11' 9" (4.7m x 3.6m) max

BEDROOM 4 15' 5"x 11' 5" (4.7m x 3.5m) max **SHOWER ROOM** 8' 6"x 4' 7" (2.6m x 1.4m)

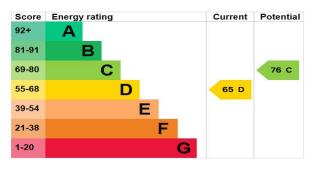


Sunday & Bank Holidays

8.30am - 5.00pm 9.00am - 1.00pm Closed







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

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.

