



CORNERSTONE

7 Oakwell Terrace, Farsley, Pudsey, LS28 5HY



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7 Oakwell Terrace

Guide Price £290,000

Tucked away just off Town Street, in the very heart of Farsley, Oakwell Terrace enjoys a truly enviable position situated in Farsley Conservation area. This vibrant and highly sought-after suburb has become a highly desirable place to live, celebrated for its independent bars and eateries, strong community feel and excellent local schools. From morning coffee to evening dining, everything Farsley is known for is quite literally on your doorstep.

With plenty of character and history, No. 7 originally formed part of Oakwell House, a substantial stone residence dating back to the late 19th century. Now occupying a portion of what was once a single, grand home, the property has period proportions and features that give it presence and plenty of charm.

Accessed from Oakwell Terrace through a timber gate, you are welcomed into a low-maintenance flagged front garden. A composite entrance door opens into a stunning open-plan kitchen diner, a wonderfully sociable space with impressive high ceilings and ample fitted cabinetry, ideal for both everyday living and entertaining. From here, the layout flows into the sitting room. The sitting room is an impressive and inviting space, enhanced by its high ceiling, ornate coving and a beautiful gas fire — perfect for cosy evenings in. A large set of French doors open directly onto the rear garden, flooding the room with natural light and creating a strong connection between inside and out.

A useful cellar is accessed from the kitchen diner.

A staircase rises from the kitchen diner to the first floor, where the landing leads to a generous principal bedroom, complete with fitted wardrobes and a large window overlooking the rear garden. As with much of the home, the room benefits from a high ceiling with decorative coving. A second bedroom and bathroom are also found on this level.

From the landing, a further staircase leads to the attic bedroom, a bright and versatile space featuring two large Velux windows — ideal as a third bedroom, home office or creative retreat.

Externally, the rear garden is a real highlight. Enjoying an east-facing aspect, it is spacious, with two lawns, well-stocked planted borders, space for a greenhouse and a timber shed. French doors from the sitting room make outdoor living effortless, while a gate at the bottom of the garden provides direct access onto Water Lane, offering yet another easy route into Farsley's fantastic amenities.

This is a home that perfectly blends period charm with practical living, all set within one of Leeds highly regarded suburbs and thriving communities. This is a great opportunity in a location that continues to go from strength to strength.

Important Information

TENURE - Freehold

Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand

the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including any giftor) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftor(s). A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

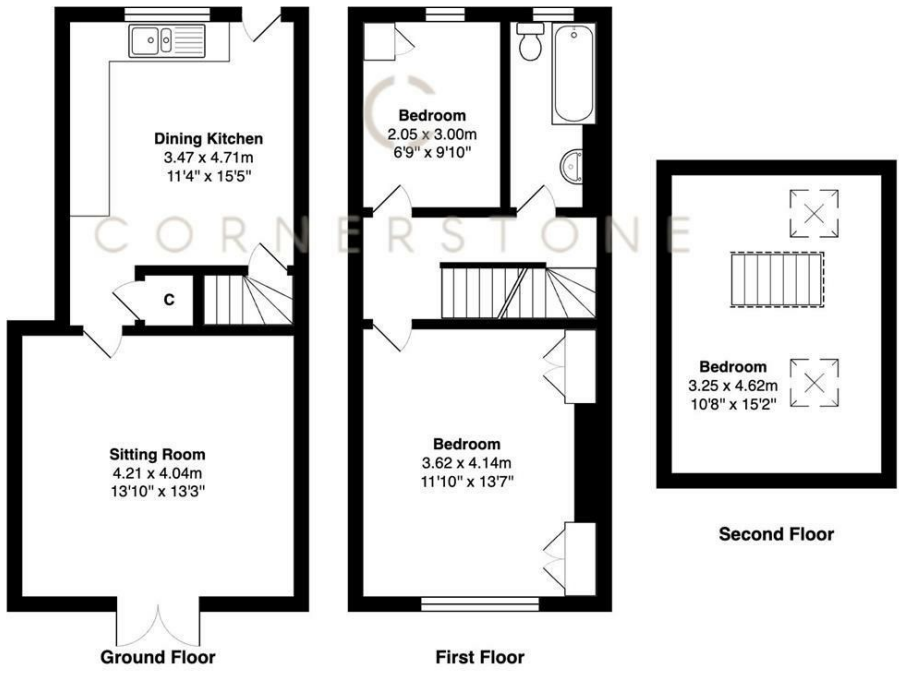
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

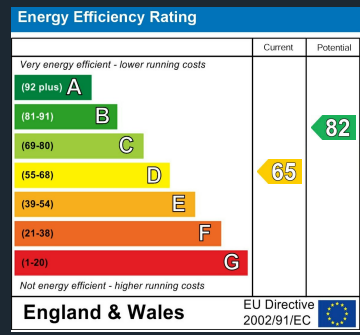




Total Area: 81.1 m² ... 873 ft²
 All measurements are approximate and for display purposes only

Local Authority
 Leeds City Council

Council Tax Band
 B





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