



**Stoneacre**  
Properties



## **Fartown, Pudsey, LS28 8NH**

### **£1,100 Per Calendar Month**

Stoneacre Properties are delighted to present this newly refurbished early 19c stone cottage located on Fartown in Pudsey. This newly refurbished property boasts a living room, kitchen diner, two double bedrooms, modern bathroom and light & airy attic room, offering a comfortable and stylish living space.

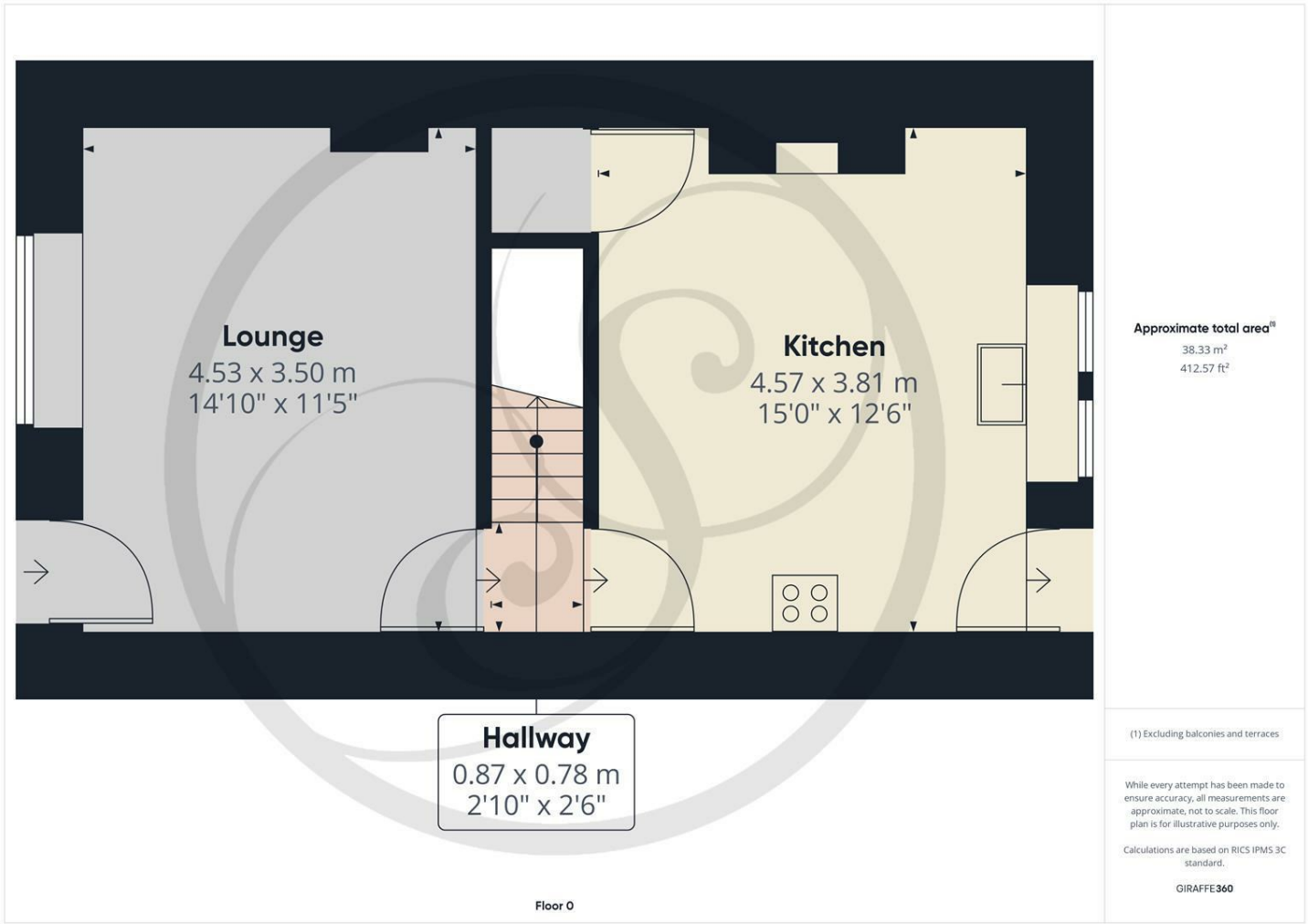
The property has been refurbished over the last 18 months to an exceptionally high standard and high specification. This includes a modern kitchen with a Bosch induction hob and oven plus a new Worcester Bosch combi boiler.

Particular attention has been paid to energy efficiency with argon double glazing, featuring Pilkington K glass throughout. As well as providing excellent sound proofing, this acts as a thermal barrier, preventing heat loss. 50mm Kingspan thermal insulation has been fitted to all external walls with 100mm Kingspan in the roof. These measures, coupled with the thick stone walls typical of this age of property, result in a warm energy efficient home enabling significantly lower than average heating bills.

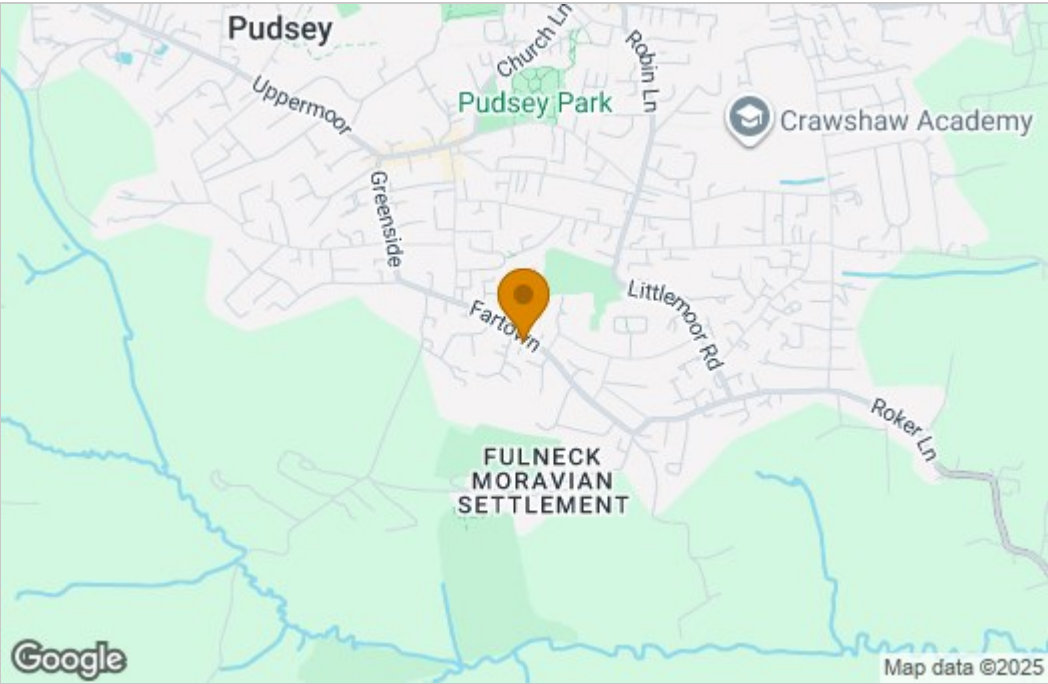
Upon entering, you are greeted by the warm and inviting atmosphere of the reception rooms, perfect for relaxing or entertaining guests. The bedrooms provide a peaceful retreat, ideal for a good night's sleep after a long day. Additionally, the attic room offers versatility, whether as a home office, playroom, or extra storage space.



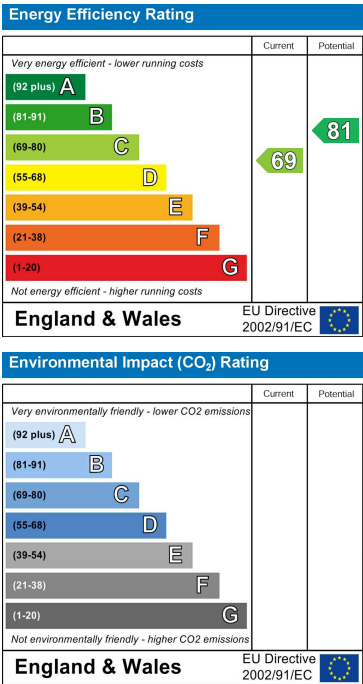
Floor Plan



Area Map



Energy Efficiency Graph



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