



## 19 Marsden Grove, Farsley, Pudsey, LS28 5GJ

A beautifully presented, extremely desirable, detached house in Farsley.

Brimming with curb appeal, this modern house has a private driveway with a separate garage, allowing off-street parking for several vehicles. The rear garden is completely secluded and includes a large patio area.

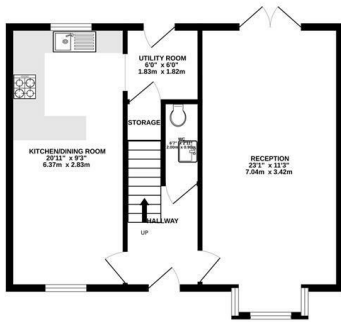
Internally, the house has an open plan kitchen dining room which accesses the utility area and back door. A dual-aspect through living room includes a bay window to the front. A guest WC is also located on the ground floor.

Upstairs the master bedroom includes a separate changing area and ensuite bathroom. Three

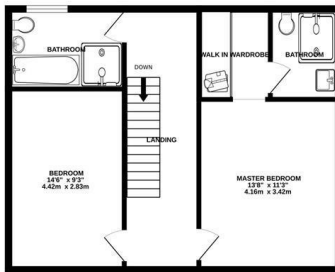
- Solar Panels
- Rear Garage
- NHBC Certificated 2018
- Three Storeys
- Four Bathrooms
- EV Charging
- Quiet Cul-De-Sac
- Off Street Parking

**£525,000**

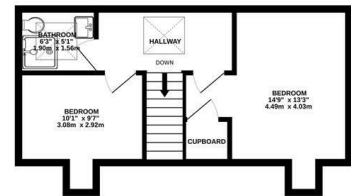
GROUND FLOOR  
566 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: