



Wheatlands, Farsley Pudsey LS28 5HH

welcome to

Wheatlands, Farsley Pudsey

If you are looking for the perfect family home to come to the market then this is it. Three bedroom extended semi detached ready to move in to and with the benefit of a converted garage with en-suite to make the perfect office space or family room. Please contact our Pudsey office to view.



Property Information

THREE DOUBLE BEDROOM semi detached property located on a corner plot and greatly improved by the current owners to include the new windows 2-3 years ago. Rewiring and plumbing throughout, hard wood flooring, garage and loft conversion, block paved drive and EV charger, hard wired 5k Internet throughout.

The welcoming entrance hall has wood flooring, the living room has a bespoke wall of shelving that has an amazing living flame fire space and room for a 65" tv. The dining kitchen has ample units and a range oven, Local schools are Farfield infants and Junior, Westroyd, Springbank, Priesthorpe and Leeds West.

Entrance Hall

Front entrance door leading to the welcoming entrance hall with wooden flooring, understairs storage, central heating radiator. The under stair storage has three fuse boxes.

Lounge

12' 8" x 11' 6" (3.86m x 3.51m)

Amazing family room with a full wall of bespoke unit that includes shelving, living flame fire and room for a 65" tv, carpet, double glazed bay window, central heating radiator.

Kitchen

20' 1" x 12' 8" (6.12m x 3.86m)

The well designed modern kitchen has a range cooker with matching extractor fan, plumbing for washer, dryer, dishwasher, sink with drainer and tiled splash backs, double glazed window, spot lights to ceiling, room for a large fridge freezer, vertical radiator. Leading to the conservatory.

Conservatory

12' 5" x 11' 1" (3.78m x 3.38m)

A perfect place for the dining table and chairs with French doors to the rear and surround double glazed windows with blinds, wood flooring, central heating radiator, drop lighting. From the French windows small steps lead to the patio area

Landing

Staircase rising to the first and second floor. New carpet to the staircase, light fitting.

Bedroom Two

12' 4" x 10' 9" (3.76m x 3.28m)

A good sized double bedroom with carpet, central heating radiator and double glazed windows to the rear.

Bedroom Three

13' 2" x 10' 4" (4.01m x 3.15m)

Another good sized double bedroom with central heating radiator, carpet and double glazed window to the rear elevation.

Bathroom

8' 7" x 8' 7" (2.62m x 2.62m)

The luxury bathroom is perfect for unwinding after a hard day. With free standing roll top bath, walk in rain fall shower with new shower screen, tiled walls and flooring, under floor heating, vanity sink unit, low flush WC, heated towel rail, frosted double glazed window with blinds, mirror, spot lights to ceiling.

Bedroom One

15' 7" x 15' 3" (4.75m x 4.65m)

This stunning master bedroom to the dormer has high ceilings and far reaching views from the Juliet Balcony. Plenty of room for the double bed and storage. There is also ample storage to the eaves, frosted double glazed window to the side and having central heating radiator and carpet.

En-Suite

Luxury fitting with tiled floor, low flush WC, vanity sink unit, walk in rainfall shower, frosted double glazed window, extractor fan and heated towel rail.

External

The front of the property has great kerb appeal. Bordered by privet, having a dual car block paved driveway. A side gate leads to the rear garden and

large patio area and is laid to lawn with borders. A Victorian sensor light and outside electric make this garden perfect for enjoying the summer months. The boiler is located to the outside storage. Access to the outbuilding.

Outbuilding

15' 2" x 11' 4" (4.62m x 3.45m)

This converted garage really has the wow factor. Bifolding doors lead into the family room which could be a fantastic working from home office space with its own en-suite. Underfloor heating provide a cosy retreat and there is currently a bar area and large tv to wall which makes a superb entertaining area. 5k Internet. The second part of the converted garage has useful storage.



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Wheatlands, Farsley Pudsey

- Three Double Bedroom + Outbuilding
- Outside Electrics & EV Charger
- Underfloor Heating
- Waterfall Shower
- Conservatory

Tenure: Freehold EPC Rating: C

£380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115126 - 0006

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