



Merton Gardens, Farsley, Pudsey, LS28 5DZ

welcome to

Merton Gardens, Farsley, Pudsey

This semi-detached home on Merton Gardens offers three bedrooms, a wraparound garden, a sunroom, and cozy living spaces with gas fires—blending comfort and charm.



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Merton Gardens

This charming semi-detached property on Merton Gardens offers a delightful blend of space and comfort. Featuring three well-proportioned bedrooms, it provides ample living accommodation, perfect for families or those seeking extra room. The wraparound garden, adorned with fruit trees and mature shrubbery, creates a lovely outdoor retreat, ideal for relaxation or gardening enthusiasts. Inside, the sunroom seamlessly connects the indoor and outdoor spaces, enhancing natural light and warmth. The lounge and dining room, both equipped with gas fires, have a cozy ambiance for gatherings or quiet evenings. Meanwhile, the kitchen, complete with a pantry, ensures practicality and ample storage, making everyday living convenient and enjoyable.

Ground Floor Entrance Hallway

14' 8" x 5' 5" (4.47m x 1.65m)

The entrance hallway features a front-facing door, complemented by a carpeted flooring and a radiator for added warmth and comfort.

Lounge

12' 7" x 11' 4" (3.84m x 3.45m)

The lounge boasts a carpet, a warm gas fire, and a double-glazed bay window at the front.

Dining Room

12' 7" x 11' 3" (3.84m x 3.43m)

The dining room serves as a versatile second reception space, featuring a gas fire for warmth, a handy fitted cupboard, a radiator, and a rear-facing window that brings in natural light.

Kitchen

5' 5" x 8' 1" (1.65m x 2.46m)

The kitchen is equipped with wall and base units for ample storage, a stainless steel sink, a handy pantry, and convenient access to the sunroom and garden, blending functionality with outdoor charm.

Sun Room

5' x 10' 9" (1.52m x 3.28m)

The sunroom offers direct access from the kitchen, with a door leading to the garden, creating a seamless indoor-outdoor flow.

First Floor Landing

The landing connects to the ground floor via stairs, features a side-facing window for natural light, and provides loft access through a hatch for added storage potential.

Bedroom One

11' 6" x 10' 7" (3.51m x 3.23m)

Bedroom One is a spacious double room, featuring practical fitted wardrobes, a radiator for comfort, and a rear-facing window that invites natural light.

Bedroom Two

11' 4" x 10' 7" (3.45m x 3.23m)

Bedroom Two is a comfortable double room, featuring a radiator for warmth and a front-facing window that brightens the space with natural light.

Bedroom Three

6' 2" x 6' 9" (1.88m x 2.06m)

Bedroom Three features a radiator for comfort and a front-facing window, allowing natural light to brighten the space.

Bathroom

4' 8" x 6' 2" (1.42m x 1.88m)

The bathroom features a bath, a wash basin, a radiator for warmth, and a frosted side-facing window that invites natural light.

Separate Wc

2' 8" x 3' 4" (0.81m x 1.02m)

The separate WC includes a toilet and a window, ensuring ventilation and natural light.

Loft Space

The loft space offers valuable additional storage, being part-boarded and fully insulated for practicality and efficiency.

Outside

The external space features a wrap-around garden, abundant with fruit trees and mature shrubs, along with two sheds and a greenhouse, offering both practicality and natural beauty.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Wraparound garden
- Sun room

Tenure: Freehold

EPC Rating: E

Council Tax Band: C

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115623 - 0007

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