



## Mulberry Road, Farsley, LS28 5GG

£490,000

PRICED TO SELL NOW!!! Detached house on impressive plot. Modern kitchen with appliances, utility, contemporary bathrooms, master suite with dressing room & en suite plus 23' lounge. MUST BE VIEWED!!





# 10 Mulberry Road, Farsley, LS28 5GG

Located in this popular area, we are delighted to offer for sale this modern detached house located on an impressive plot with access to amenities and transport links. Built in 2016 the property still benefits from 2 years of its new home warranty cover. The property has planning permission granted for a substantial single storey extension to the side and rear, details of which can be made available on request.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances and separate utility room, an impressive master bedroom with dressing room and en suite plus a further contemporary bathroom, shower room and WC. Items of note include walk in bay window plus French doors to the lounge, fitted wardrobes to 2 bedrooms and an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring, curtains and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 2 double bedrooms, the master with dressing room and en suite plus a family bathroom off the first floor landing. To the second floor is a landing, 2 well proportioned bedrooms plus a shower room.

The property is located on an impressive plot with parking for 10+ cars and a detached garage with power and light. There are well presented gardens with ample patio, decking, stoned area plus lawns and an external tap.

Tenure - Freehold  
Estate management Fee - £206 pa.  
Council Tax - Band E

The property comprises.

## GROUND FLOOR

### Entrance Hall

With laminate flooring and feature radiator.

### Lounge 23'6"(max) x 9'8"(max) (7.18m(max) x 2.97m(max))

A light through room with feature walk in bay window plus French doors to the rear. With carpets, curtains and blinds.

### Dining Kitchen 21'2" x 8'6" (6.47m x 2.61m)

A light through room having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. with oven, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap, floor tiling, recessed spot lights and blind.

### Utility Room 6'8" x 6'3" (2.05m x 1.92m)

Having modern units with laminate worktops plus tiling and floor tiling. Space for washer and drier. Door leading to rear garden.

### WC 5'7" x 3'3" (1.72m x 1.00m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

## FIRST FLOOR

### Landing

With fitted carpets.

### Bedroom 1 13'2" x 10'4" (4.02m x 3.16m)

With carpets and blinds. Leading to.

### Dressing Room 7'10" x 4'5" (2.39m x 1.37m)

With fitted wardrobes, carpets and blinds. Leading to.

### En Suite 7'10" x 5'6" (2.39m x 1.70m)

Having contemporary white sanitary ware with double shower, tiling, recessed spot lights, vinyl flooring and blind.

### Bedroom 2 14'1"(max) x 8'7"(max) (4.31m(max) x 2.64m(max))

With fitted wardrobes, carpets and blinds.

### Bathroom 8'7" x 6'9" (2.64m x 2.08m)

Having a contemporary 4 piece suite with separate bath and shower, tiling, recessed spot lights, vinyl flooring and blind.

## SECOND FLOOR

### Landing 2

With fitted carpets.

### Bedroom 3 15'7"(max) x 13'6"(max) (4.75m(max) x 4.12m(max))

With carpets and blinds. Access to airing cupboard.

### Bedroom 4 9'8"(max) x 8'10"(max) (2.96m(max) x 2.70m(max))

With fitted carpets.

### Shower Room 5'6" x 5'5" (1.68m x 1.67m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

## EXTERNAL

The property is located on an impressive plot with parking for 10+ cars and a detached garage with power and light. There are well presented gardens with ample patio, decking, stoned area plus lawns and an external tap.







