

HUNTERS®

HERE TO GET *you* THERE



Beech Lees

Farsley, Pudsey, LS28 5JZ

£375,000



Council Tax: D



26 Beech Lees

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£375,000



- Extended detached bungalow
- Quiet cul-de-sac location
- Three spacious double bedrooms
- Additional occasional study room
- Two lovely family reception rooms
- Beautiful rear view
- Two bathrooms
- Block paved drive parking
- Stunning landscaped garden with pergola
- Immaculate finish throughout

Step into this one-of-a-kind DETACHED BUNGALOW, a true gem on the market. Boasting a sought-after location in a QUIET CUL-DE-SAC, you'll be within walking distance to FARSLEY TOWN CENTRE whilst benefiting from a beautiful rear view. Whether you're a family, couple, or looking to downsize, this home will create a haven of comfort and style for you.

This beautiful bungalow has been largely EXTENDED, offering THREE spacious DOUBLE bedrooms and an additional occasional room used as a study and walk-in wardrobe. The main and second bedroom, are both doubles and benefit from a cosy carpet floor throughout and a fantastic garden view. The third bedroom, a lovely garage conversion, offers an additional double bedroom with the luxury of its own shower ENSUITE.

The KITCHEN is a delightful space with an integrated oven, plenty of fitted units, and a side door entrance. It conveniently opens into an excellent sun room, perfect for family gatherings.

For those who love to entertain, the TWO RECEPTION ROOMS will impress. The main LIVING ROOM is beautifully decorated with plush carpets, a gas fireplace, and a bay window that floods the room with natural light. It also has enough room to accommodate a lovely dining area. The second reception room, previously a conservatory but now has a proper roof and central heating, has created a well-sized SUN ROOM and French doors to the garden, ideal for summer hosting.

The TWO BATHROOM facilities complete the home, both featuring a rain shower. The main house bathroom is bright and fresh and also features a separate bath and heated towel rail, while the second is a neutral and highly practical shower ensuite for the third bedroom.

Outside, the property shines with a beautiful GARDEN PLOT and a BLOCK PAVED DRIVE. The front garden has been landscaped and features plenty of greenery, with an Indian stone path leading to the rear of the property which is equally as impressive. The back garden is a completely private suntrap, with grass, patio and a decking with pergola to unwind on those summer evenings. The STUNNING VIEW from the garden and a 'Ready to move into' finish inside and out the property further enhances its appeal. This is not just a house; it's a home ready to create beautiful memories.

This beautifully extended DETACHED BUNGALOW, located in a serene cul-de-sac within walking distance of Farsley town centre, offers THREE spacious DOUBLE bedrooms and an additional OCCASIONAL ROOM, a delightful kitchen, TWO reception rooms, and a stunning garden with a fantastic view, making it an ideal haven for families, couples, or those looking to downsize.

ENTRANCE PORCH

8'5" x 6'9" (2.58 x 2.07m)

LIVING ROOM

21'1" x 10'11" (6.43 x 3.33m)

KITCHEN

9'1" x 8'7" (2.78 x 2.63m)

SUN ROOM

8'2" x 15'0" (2.51 x 4.58m)

BATHROOM

6'2" x 6'1" (1.89m x 1.87m)

BEDROOM ONE

10'11" x 11'10" (3.33 x 3.62m)

BEDROOM TWO

9'11" x 8'7" (3.04m x 2.62m)

BEDROOM THREE

8'4" x 15'6" (2.56 x 4.74m)

ENSUITE

5'9" x 3'11" (1.77 x 1.20m)

STUDY / WALK-IN WARDROBE

6'11" x 9'10" (2.12 x 3.02m)

GARDEN



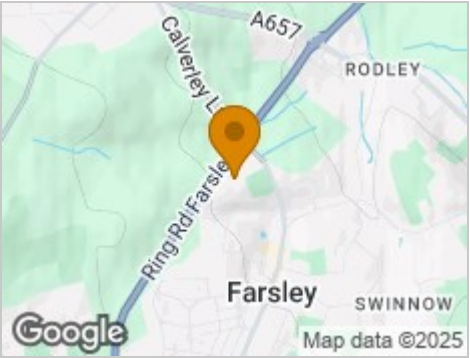
Road Map



Hybrid Map



Terrain Map



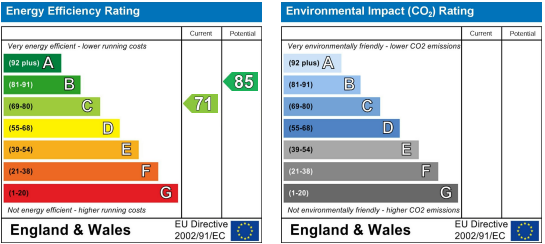
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.