

HUNTERS®

HERE TO GET *you* THERE



Marsden Grove

Farsley, Pudsey, LS28 5GJ

£495,000



Council Tax: E



8 Marsden Grove

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£495,000



- Detached house with character
- Four double sized bedrooms
- Main with walk-in wardrobe
- En-suite Shower-room
- Modern kitchen/diner with appliances
- Fabulous house bathroom
- Off-road parking for two
- Integral garage with power
- Close to village amenities and parks
- Excellent commuting links

This charming modern detached house, located in a sought-after area, features four double bedrooms, a spacious kitchen with integrated appliances, a main bedroom suite with a walk-in wardrobe, an ensuite shower room, and an enclosed rear garden, all within close proximity to the village centre and local amenities.

Welcome to this modern DETACHED house, beaming with features and nestled in a sought-after location. It's on the market and ready to become your dream family home. The house is in good condition, so you can move in without a worry, perfect for a young family.

As you step through the front door into the bright entrance hall, you're greeted by a generous sized LIVING room, complete with a media unit with built in storage and a large front window, that floods the room with natural light. It's the perfect spot for family gatherings or cosy evenings in.

The heart of the home is the KITCHEN/DINER, which boasts an excellent range of storage units, integrated appliances, and plenty of natural light. There's also an archway leading to a handy utility room. Imagine cooking up a storm here while your loved ones gather around the dining space.

This house is as functional as it is beautiful, with FOUR bedrooms - all doubles. The master bedroom is a real treat, with a walk-in wardrobe, LED lighting, fitted wardrobes, and an EN-SUITE shower-room. It's the perfect sanctuary after a long day.

The house BATHROOM is also a standout, featuring a separate shower cubicle, bath, washbasin, and toilet, all under the glow of LED lighting. The tiled floor adds a touch of luxury.

As if that wasn't enough, the house also has a downstairs WC, an integral GARAGE with light and power, and off-road parking for two cars with electric car charging point. The rear garden is a haven, fully enclosed with a paved patio and a lawned section.

Location-wise, it doesn't get much better. You're close to the village centre, public transport links, schools, and local amenities. Plus, there's plenty of green spaces, parks, walking and cycling routes nearby. A house like this doesn't come around often. Don't miss out!

The Farsley area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

14'8" x 9'11" (4.49 x 3.03)

KITCHEN/DINING

19'2" x 14'0" max (5.86 x 4.28 max)

UTILITY ROOM

6'11" x 5'3" (2.13 x 1.62)

DOWNSTAIRS WC

5'3" x 2'11" (1.62 x 0.89)

INTEGRAL GARAGE

20'0" x 9'10" (6.10 x 3.00)

BEDROOM ONE

10'10" x 9'9" (3.31 x 2.99)

EN-SUITE

5'8" x 5'5" (1.73 x 1.67)

BEDROOM TWO

13'5" x 9'6" (4.10 x 2.92)

BEDROOM THREE

11'3" x 8'7" (3.44 x 2.63)

BEDROOM FOUR

10'10" x 8'8" (3.31 x 2.66)

HOUSE BATHROOM

8'5" x 6'11" (2.57 x 2.13)



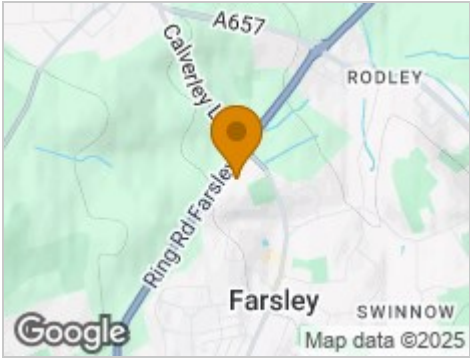
Road Map



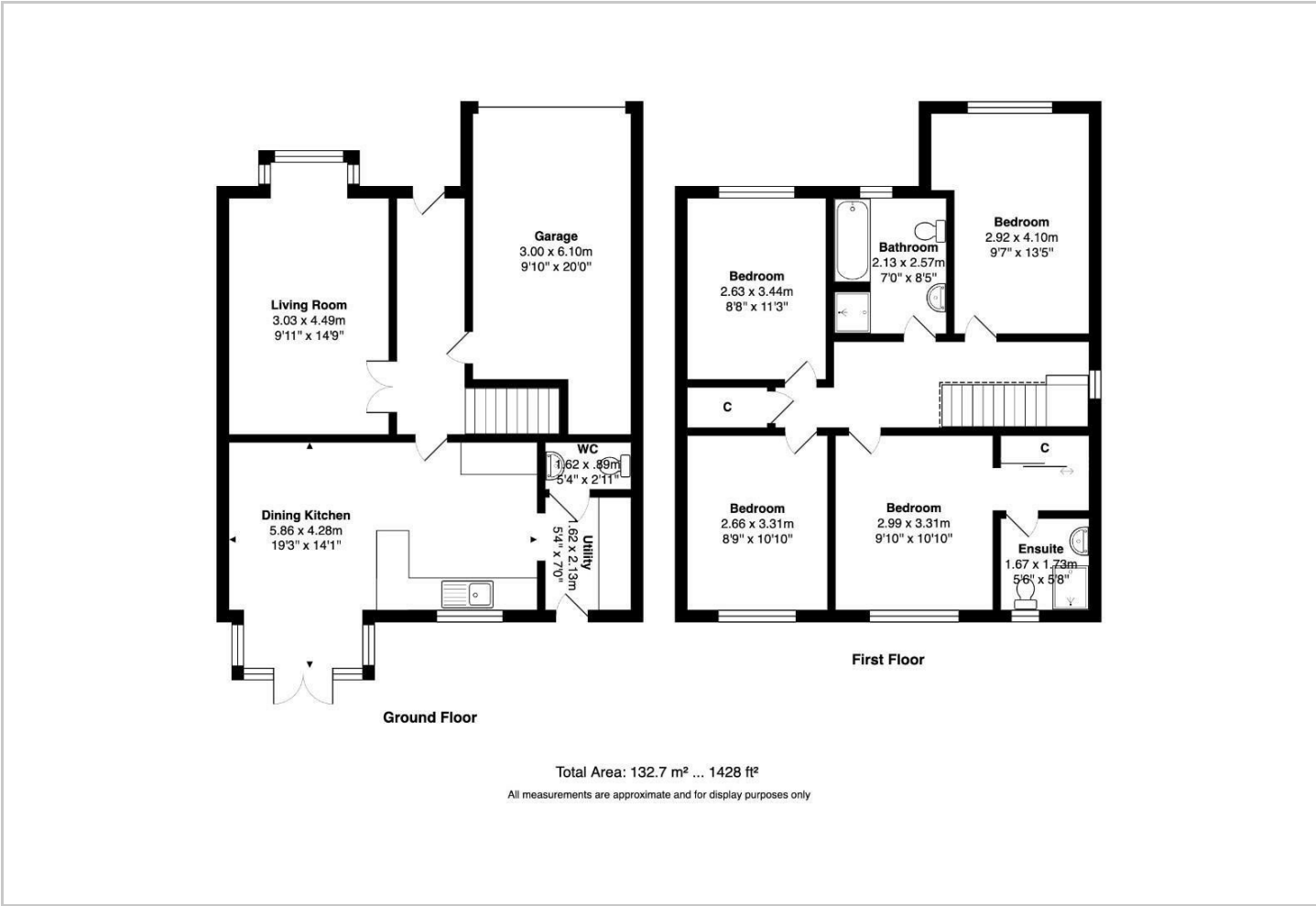
Hybrid Map



Terrain Map



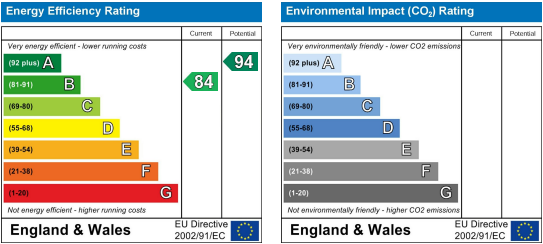
Floor Plan



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.