



Marsden Grove, Farsley, Pudsey, LS28 5GJ

£550,000

HUNTERS[®]
EXCLUSIVE



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Welcome to this one-of-a-kind DETACHED home, located in a sought-after new development, within walking distance to FARSLEY town centre with local amenities, nearby schools and parks on your doorstep. A true dream property for families seeking both practicality and luxury.

The residence boasts a large and open tiled hallway that flows into a tastefully decorated LIVING ROOM. This cosy area is the perfect space to accommodate the whole family. It is designed with a luxury electric fire and a large bay window, providing ample natural light through the day and an eye-catching feature for the colder nights. The room also includes a stunning media unit and lovely neutral carpet for your comfort.

The heart of the house is the MODERN KITCHEN, bathed in natural light from the French doors that lead to the beautifully landscaped garden. It is equipped with sleek units, dynamic cupboard lighting, and integrated appliances. This kitchen also offers a dining space with a view of the garden, making meal times a delightful experience. To add to the convenience, the kitchen is fitted with smart electric blinds on the rear of the property and to the outside summerhouse!

The property features FOUR DOUBLE bedrooms, all offering excellent accommodation. The main bedroom houses a king size bed, two fitted wardrobes, and an ENSUITE bathroom that is both inviting and practical. The second bedroom offers plush carpet flooring and a serene garden and field view. The third bedroom is fitted with mirror wardrobes and too offers a lovely garden outlook. The fourth bedroom is a well-sized double room with the handy addition of fitted wardrobes likewise.

The main house BATHROOM is a neutral fresh tiled suite with a waterproof bath smart TV, and a separate shower. Just imagine ending your day with a relaxing bath while catching up on your favourite shows.

The property's boasts a wealth of unique features, including the insulated garden SUMMERHOUSE with power, heating and bifold doors with electric blinds. A downstairs W/C, an integral GARAGE parking, and a block paved drive and exceptional finish throughout the house are not go a miss either. This property has an EPC rating of B, ensuring good energy efficiency. We highly recommend a viewing to truly see what this gem has to offer!

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.





HALLWAY

LIVING ROOM

11'9" x 15'8"

DOWNSTAIRS W/C

6'2" x 3'0"

DINING KITCHEN

25'3" x 11'11"

UTILITY SPACE

GARAGE

7'6" x 20'0"

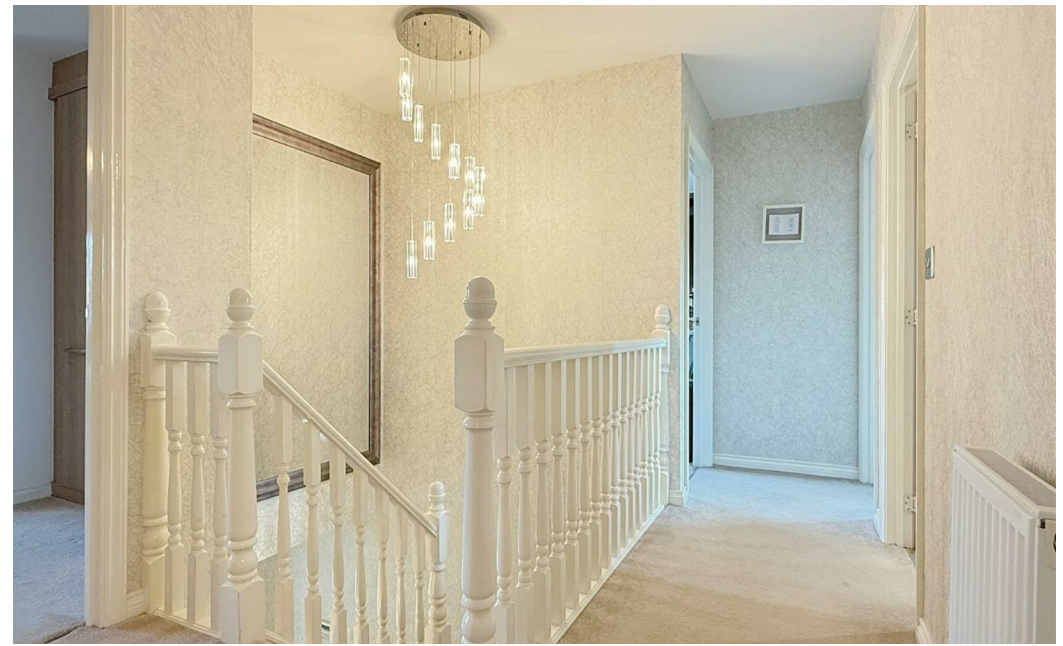
LANDING

BEDROOM ONE

11'9" x 14'9"

ENSUITE

5'2" x 8'5"



BEDROOM TWO

10'1" x 12'5"

BEDROOM THREE

10'0" x 12'1"

BEDROOM FOUR

10'0" x 12'1"

BATHROOM

6'11" x 8'8"

SUMMERHOUSE

10'4" x 10'7"

GARDEN & DRIVE



- Sought-after Farsley development
- Exceptional contemporary home
- Four stunning double bedrooms
 - Open-plan kitchen diner
 - Beautifully landscaped garden
- Garden summerhouse with bifold doors
- Integral garage and drive parking off-street
- Luxurious bathroom, ensuite and downstairs W/C
 - One-of-a-kind home
 - EPC rating B

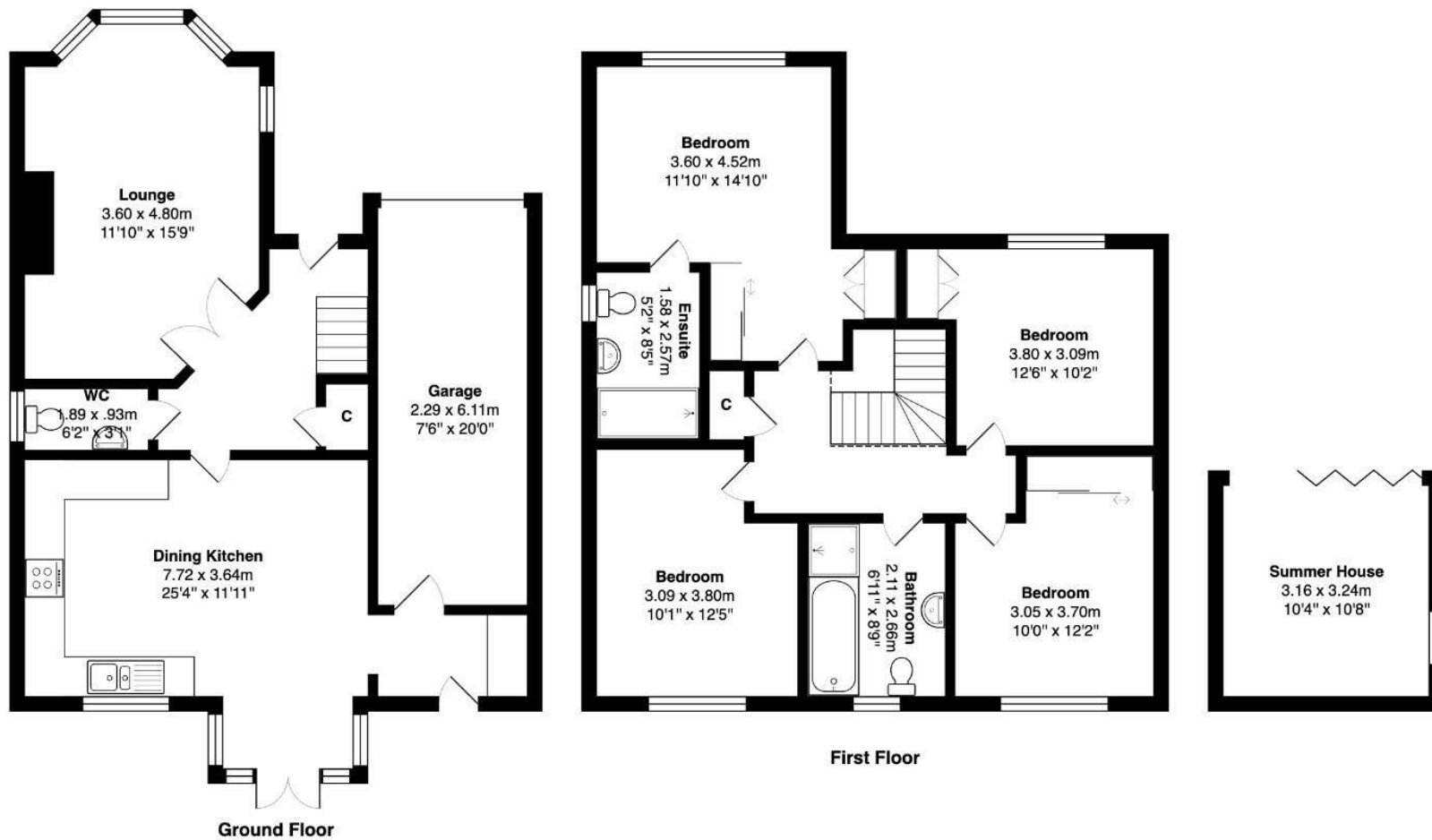


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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.

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Total Area: 147.4 m² ... 1586 ft²

All measurements are approximate and for display purposes only

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0113 257 6198 | Website: www.hunters.com

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