

HUNTERS®

HERE TO GET *you* THERE



Merton Gardens
Farsley, Pudsey, LS28 5DZ

£1,600 Per Month



Council Tax: C



6 Merton Gardens

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£1,600 Per Month



- Immaculate four-bedroom semi-detached family home
- Prime location in the heart of Farsley
- Extended accommodation with bright open-plan design
- Two spacious reception rooms
- Four neutral bedrooms with plush grey carpets
- Two stylish bathrooms
- Nearby schools, shops, cafés and transport links
- Block-paved driveway

This immaculate four-bedroom semi-detached house is available to let in the heart of Farsley, offering a practical and well-balanced layout ideal for families.

To the front, a useful porch provides space for shoes and coats, leading into a bright open internal hallway, which gives access to both the front living room and the kitchen. The living room is modern and welcoming, finished with inset ceiling lighting, while the layout allows for easy flow through the home.

To the rear, an extended open-plan dining room enjoys plenty of natural light and French doors opening out to the garden, creating a sociable space that can be tailored to your family's needs.

The contemporary kitchen is finished in grey tones with ample wall and base units, contrasting white worktops, a double integrated oven and direct garden access – ideal for everyday living.

Upstairs, all four bedrooms offer a blank-canvas design, each fitted with plush grey carpets. The main bedroom is a comfortable double with inset ceiling lighting, while the second double overlooks the rear. Bedroom three is a generous small double / large single featuring a walk-in wardrobe, and bedroom four is a versatile single, ideal as a nursery or home office.

There are two stylish bathrooms, including a family bathroom with modern grey tiling, P-shaped bath with over-shower and heated towel rail, along with a second shower room featuring a walk-in rainfall shower, well suited to busy households.

Outside, a block-paved driveway adds to the appeal of this extended home in a sought-after location.

Farsley, Leeds, offers the perfect balance of village charm and city convenience, ideally positioned between Leeds and Bradford with excellent road, bus and rail links. The area is known for its characterful mix of stone cottages, modern developments and spacious family homes, centred around a lively high street with independent shops, cosy cafés, traditional pubs and popular restaurants. Sunny Bank Mills provides a vibrant hub for arts, culture and local businesses, while nearby green spaces such as Hainsworth Park and Rodley Nature Reserve offer excellent outdoor amenities. With a strong community spirit, well-regarded schools and a packed calendar of local events, Farsley is an ideal choice for families and professionals alike.

KITCHEN

14'2" x 6'8" (4.34m x 2.04m)

LIVING ROOM

11'10" x 11'0" (3.63m x 3.36m)

DINING ROOM

14'2" x 11'0" (4.34m x 3.36m)

BEDROOM ONE

12'6" x 11'0" (3.83m x 3.36m)

BEDROOM TWO

11'0" x 10'6" (3.36m x 3.22m)

BEDROOM THREE

10'6" x 6'0" (3.22m x 1.85m)

BEDROOM FOUR

7'0" x 6'0" (2.15m x 1.83m)

BATHROOM

6'10" x 6'5" (2.09m x 1.97m)

BATHROOM

6'5" x 5'5" (1.97m x 1.66m)



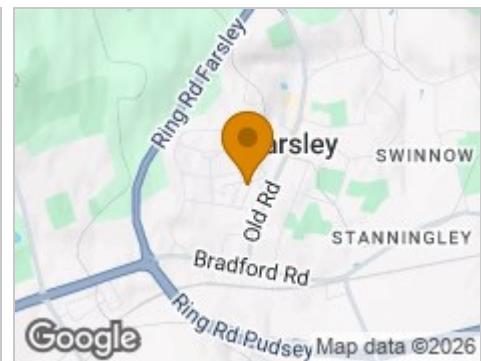
Road Map



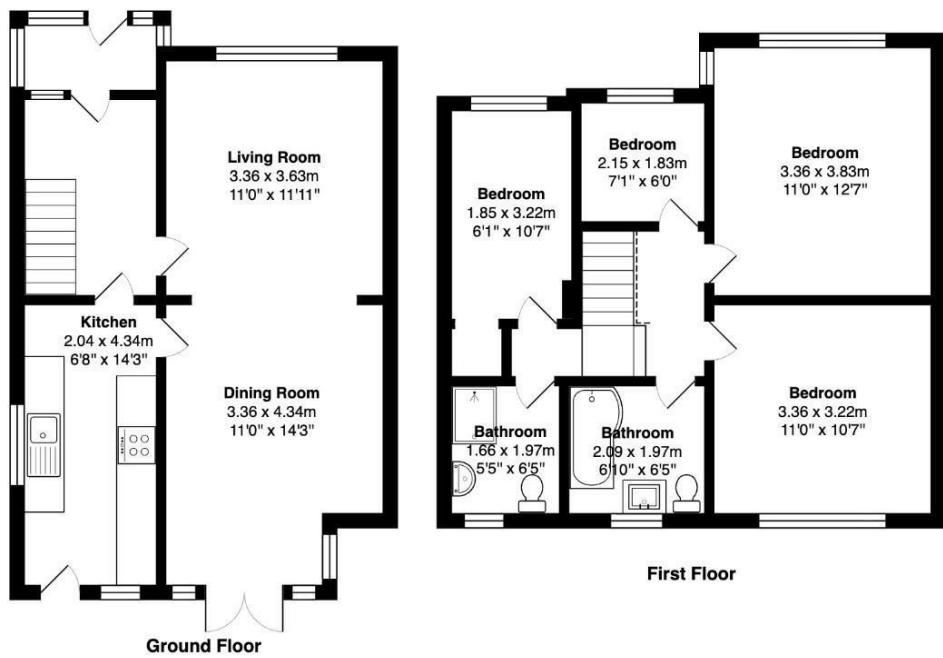
Hybrid Map



Terrain Map



Floor Plan



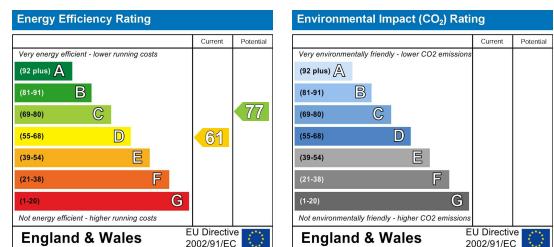
Total Area: 95.1 m² ... 1024 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 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.