HUNTERS®

HERE TO GET *you* THERE

Merton Avenue

Farsley, Pudsey, LS28 5DX

£299,950

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Council Tax: C

27 Merton Avenue

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£299,950

An exciting opportunity to purchase this chain free three-bedroom detached family home, offering a fantastic blank canvas to create something truly special in the highly sought-after Farsley area of Pudsey. With detached homes in this popular location always attracting attention, this is a wonderful opportunity for buyers looking to create their dream home without paying a premium for someone else's tastes and preferences. Boasting two reception rooms, three bedrooms, a private driveway, detached garage and low-maintenance gardens, the property offers generous accommodation and exciting scope to modernise, personalise or reconfigure to suit individual requirements. A fantastic opportunity to put your own stamp on a detached family home in an excellent location!

Merton Avenue is conveniently positioned for access to Farsley village, with its fantastic selection of independent shops, cafés, restaurants and everyday amenities. The property is also well placed for local schools and transport connections towards Leeds and Bradford, making it an appealing choice for families and commuters alike. Enjoying an attractive stone-fronted exterior, the property is complemented by a low-maintenance front garden and a driveway running alongside the house, providing access to the detached garage.

Upon entering, a welcoming hallway provides access to the ground-floor accommodation, with stairs rising to the first floor. The spacious living room is positioned to the front of the property and enjoys an attractive bay window, allowing plenty of natural light to fill the space. Offering excellent proportions for a range of furniture arrangements, the room features a fireplace creating a comfortable focal point and a welcoming setting for relaxing with family and friends. Currently arranged as a separate reception room, the layout also offers the potential to open through into the adjoining dining room, creating a larger open-plan living space should this be preferred, subject to any necessary structural considerations and consents.

To the rear, a separate dining room provides a versatile space for formal dining or everyday family use. Featuring attractive wood flooring and patio doors opening directly onto the rear garden, the room enjoys a lovely connection to the outdoor space. Its adjoining position to the kitchen offers an exciting opportunity for buyers looking to create their ideal family home. Subject to the necessary structural considerations and consents, the two rooms could potentially be opened into one impressive kitchen diner, with the possibility of incorporating wider garden-facing glazing or bifold doors to create a wonderful open-plan social hub. Alternatively, the existing arrangement provides the flexibility to retain a separate dining room and kitchen, depending on individual preferences.

The kitchen offers a functional and well-proportioned space, fitted with a comprehensive range of cream wall and base units, complemented by coordinating worktops and decorative tiled splashbacks. An integrated oven with electric hob provides cooking facilities, whilst there is space for additional appliances and useful understairs storage. A rear-facing window allows natural light into the room, with the existing layout providing a practical kitchen that could be modernised or incorporated into a larger open-plan design in the future.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generously proportioned double room, offering ample space for bedroom furniture and benefiting from fitted wardrobes. The second bedroom is another comfortable double room with useful fitted storage, whilst the third bedroom also benefits from fitted wardrobes and provides a versatile space, ideal as a child's bedroom, nursery or dedicated home office. With fitted storage to all three bedrooms, the accommodation offers excellent practicality for growing families.

Completing the internal accommodation is a functional family bathroom, fitted with a three-piece suite comprising a bath with shower over, pedestal wash basin and W.C., complemented by tiled walls and a window providing natural light and ventilation. The bathroom offers everything needed for everyday family use, with the opportunity for buyers to update the space to their own taste and specification if desired.

Externally, the property benefits from attractive, low-maintenance gardens to both the front and rear, ideal for those seeking enjoyable outdoor space without the upkeep of a traditional lawn. The enclosed rear garden is predominantly flagged and paved, providing a generous patio area with plenty of room for outdoor dining furniture, seating and entertaining. A central gravelled area with decorative stonework, established planting and a feature birdbath adds interest and character to the garden, creating an attractive outdoor setting that can be enjoyed with minimal maintenance.

To the front, a dropped kerb provides access to the private driveway, which runs alongside the property and leads to a detached garage, offering secure parking or valuable additional storage. The front garden is designed with ease of maintenance in mind, with potential to explore opening up the frontage further to create additional driveway parking, should this be preferred and subject to any necessary permissions and consents.

A fantastic opportunity to acquire a detached family home in one of Farsley's most desirable residential locations, with the freedom to truly make it your own. Offering generous accommodation, two reception rooms, three bedrooms, a detached garage and low-maintenance gardens, this property provides an excellent starting point for buyers with a vision. Whether simply updating the interiors to reflect your own style or exploring the potential to create a stunning open-plan kitchen diner, the possibilities make this an exciting opportunity for those looking to create their ideal family home. With so much to offer in such a popular location, early viewing is highly recommended to appreciate the space, versatility and potential on offer.

Tel: 0113 257 6198

KITCHEN
10'8" x 7'0" (3.27m x 2.14m)

DINING ROOM
10'8" x 7'7" (3.27m x 2.33m)

LIVING ROOM
15'4" x 11'10" (4.68m x 3.61m)

BEDROOM ONE
14'8" x 8'7" (4.48m x 2.64m)

BEDROOM TWO
11'5" x 8'7" (3.50m x 2.64m)

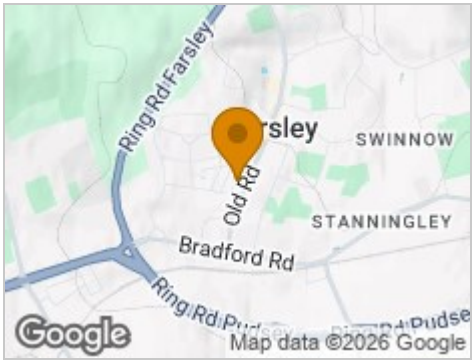
BEDROOM THREE
9'8" x 5'11" (2.96m x 1.81m)

BATHROOM
6'5" x 5'11" (1.97m x 1.81m)

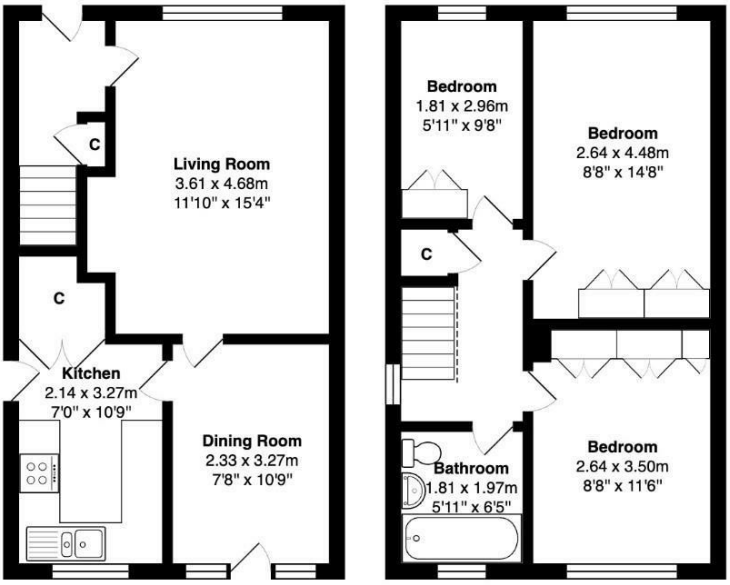
Road Map

Hybrid Map

Terrain Map



Floor Plan



Ground Floor **First Floor**

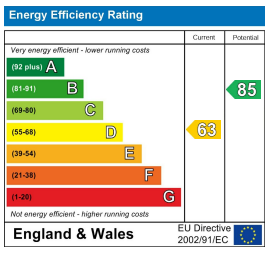
Total Area: 75.0 m² ... 807 ft²

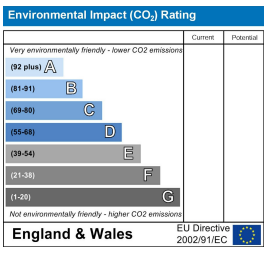
All measurements are approximate and for display purposes only

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.

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