

# HUNTERS<sup>®</sup>

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## Smalewell Road

Pudsey, Leeds, LS28 8HU

Offers In The Region Of £375,000



Council Tax: D



# 119 Smalewell Road

Pudsey, Leeds, LS28 8HU

## Offers In The Region Of £375,000



- Three bedroom detached bungalow
- No forward chain
- Attention families and investors
- Now requires modernisation
- So much potential to extend and improve
- Good sized plot with mature gardens
- Double garage and long driveway
- Outstanding countryside views
- Sought after location in Pudsey

A fantastic opportunity to purchase this THREE BEDROOM DETACHED BUNGALOW, situated in a much sought after location in Pudsey, boasting outstanding countryside views. The property has been occupied by the original owner since 1960 and would now benefit from cosmetically updating with so much POTENTIAL to extend, improve and add value. Featuring TWO RECEPTION ROOMS, CONSERVATORY, THREE DOUBLE BEDROOMS, FULLY BOARDED LOFT ROOM and externally a GOOD SIZED PLOT with DRIVEWAY and DOUBLE GARAGE, the property is sure to be of interest to FAMILIES and INVESTORS. Offered to the market with NO FORWARD CHAIN, early viewing is advised as opportunities like this are rarely offered to the market.

Having GAS FIRED CENTRAL HEATING, DOUBLE GLAZING and a SECURITY ALARM SYSTEM, the accommodation briefly comprises: ENTRANCE PORCH with tiled flooring, light, power and water supply. The HALLWAY has two useful storage cupboards and provides access to the LOFT ROOM which is fully boarded with light and power and has the potential, subject to planning permission, for a dormer conversion. The LIVING ROOM is a bright and spacious reception room which has a sliding door leading to the DINING ROOM. An internal door from the dining room leads to the CONSERVATORY with door outside. The KITCHEN has a range of wall and base storage units with space for all appliances. All THREE BEDROOMS are double sized rooms and all have useful storage cupboards. The BATHROOM has an overhead mains powered shower with vanity style sink unit and separate toilet.

Externally, the property occupies a wonderful sized plot with gardens to three sides. The front and side gardens are mainly lawned with mature borders and views over fields from the front. A long DRIVEWAY leads to the DOUBLE GARAGE (5.4m x 5.1m) which has light, power and up and over door.

The location of the property is ideal to access the local shops and amenities in the immediate area and to commute to the centre of Pudsey with transport links connecting Leeds and Bradford via Pudsey Bus Station, the Ring Road and New Pudsey Railway Station. There are beautiful countryside walks nearby and a good selection of well regarded schools in the area.

Tel: 0113 257 6198

**PORCH**

6'2" x 5'10" (1.9m x 1.8m)

**HALLWAY**

**LIVING ROOM**

14'1" x 10'9" (4.3m x 3.3m)

**DINING ROOM**

10'9" x 7'10" (3.3m x 2.4m)

**CONSERVATORY**

22'7" x 4'11" (6.9m x 1.5m)

**KITCHEN**

13'1" x 7'10" (4m x 2.4m)

**BEDROOM ONE**

12'9" x 10'9" (3.9m x 3.3m)

**BEDROOM TWO**

13'1" x 7'6" (4m x 2.3m)

**BEDROOM THREE**

9'10" x 7'6" (3m x 2.3m)

**BATHROOM**

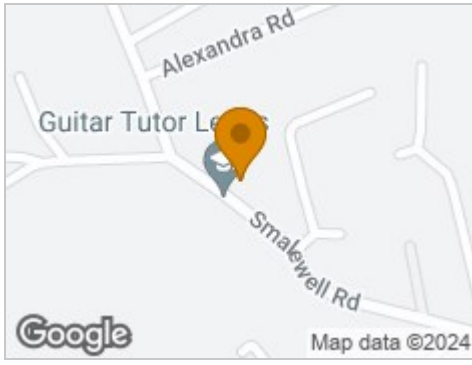
7'10" x 5'6" (2.4m x 1.7m)

**W/C**

5'10" x 2'11" (1.8m x 0.9m)



## Road Map



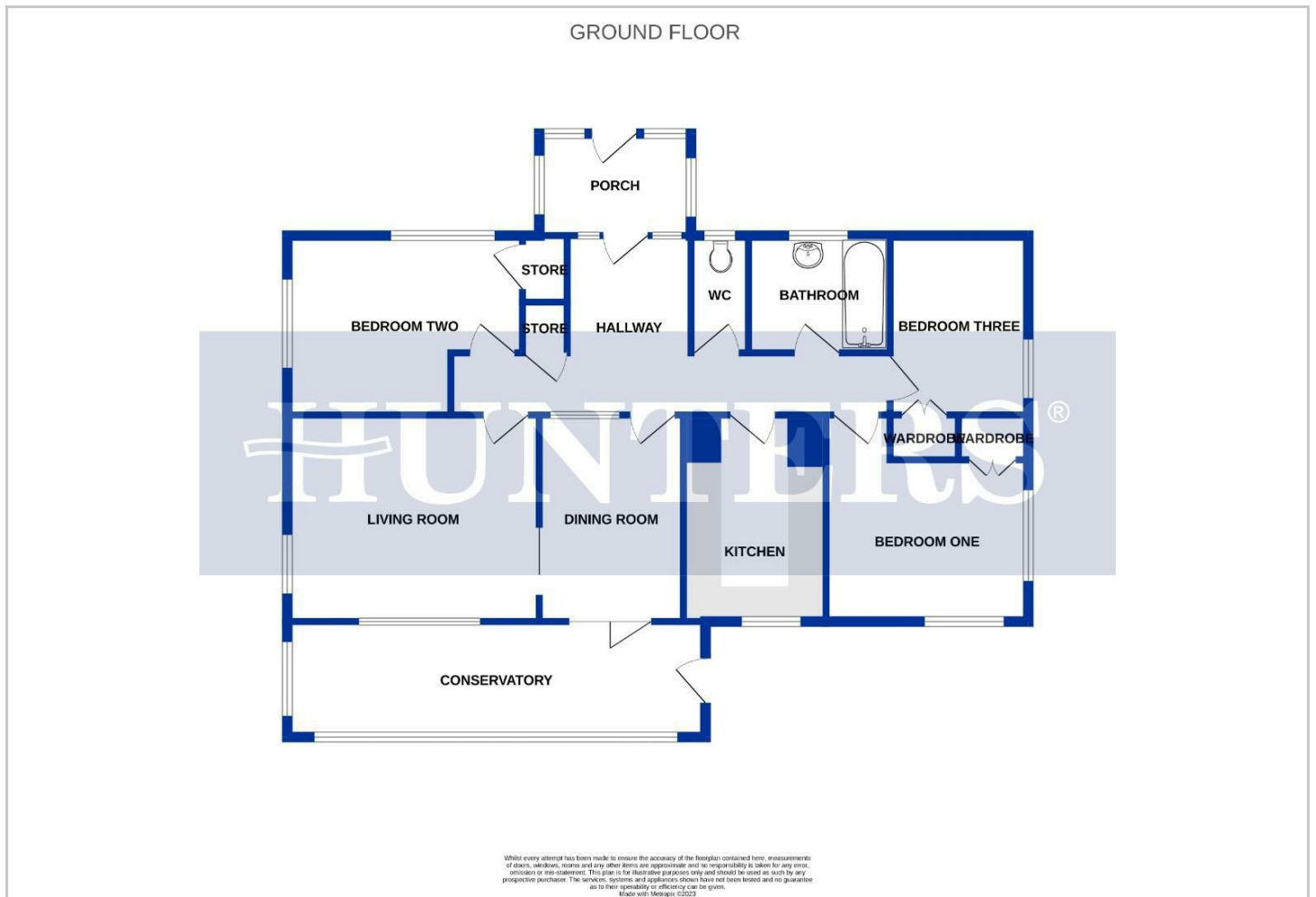
## Hybrid Map



## Terrain Map



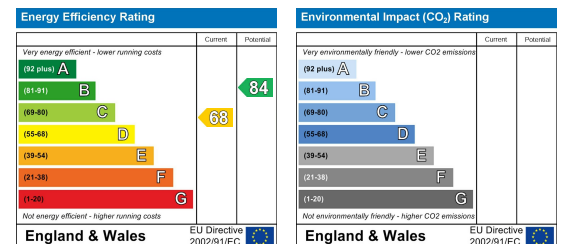
## Floor Plan



## 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.