

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Roker Lane

Pudsey, LS28 9ND

£363,750



Council Tax: E



# 122 Roker Lane

Pudsey, LS28 9ND

£363,750



- Peaceful location
- Detached property
- Good condition
- Spacious reception rooms
- Modern kitchen with appliances
- Three double bedrooms
- Views over open fields
- Garage/workshop and parking
- Beautiful garden with a view
- Planning permission for extension

Introducing this individual DETACHED property located on the outskirts of the town, in a peaceful area of Pudsey. This property is in good condition and offers a spacious, comfortable living experience. With planning permission granted to extend (plans available)

As you step inside, you are greeted by a spacious entrance hall leading to three separate reception rooms, each providing ample space for various activities. The first reception room features large window, allowing plenty of natural light to flood the area. It also has doors that lead to the cozy sitting room, perfect for relaxing evenings. The second reception room offers access to a well-maintained garden, creating a seamless indoor-outdoor flow. The third reception room boasts an archway that connects it to the modern kitchen, making it perfect for hosting and entertaining guests.

Moving upstairs, you will find three double bedrooms, providing plenty of space for the whole family. Bedroom 1 is spacious and features built-in wardrobes, offering ample storage. Natural light fills this room, enhancing the warm and inviting atmosphere. Bedroom 2 is a comfortable double room, ideal for guests or children. Bedroom 3 offers picturesque views over open fields, providing a sense of tranquility and there is a separate study/cot room, perfect as a home office.

The property also includes a family bathroom and a downstairs cloakroom/wc, ensuring convenience for all residents. Additionally, there is a large ATTACHED GARAGE/WORKSHOP and ample parking available with an in and out driveway. The beautiful, mainly lawned garden provides a peaceful retreat and offers a beautiful view to admire, over fields beyond.

This property is ideal for families, with its spacious layout and nearby schools. It also presents an exciting opportunity for those looking to extend, as planning permission is in place (plans are available on request)

Don't miss the chance to make this charming property your new home. Contact us today to arrange a viewing and experience the features and potential this property has to offer.

A stunning DETACHED property in good condition, boasting THREE spacious reception rooms, modern kitchen, three DOUBLE bedrooms, beautiful views over fields, large garage/workshop with parking, and potential for side and rear extension, with PLANS APPROVED.

Tel: 0113 257 6198

## KITCHEN

10'2" x 8'10" (3.10m x 2.70m)

## DINING ROOM

10'5" x 9'2" (3.20m x 2.80m)

## LIVING ROOM

14'9" x 14'1" (4.50m x 4.30m)

## SITTING ROOM

13'9" x 8'2" (4.20m x 2.50m)

## WC

## GARAGE/WORKSHOP

27'11" max x 16'2" max (8.53m max x 4.93m max)

## BEDROOM ONE

16'0" x 8'10" (4.90m x 2.70m)

## BEDROOM TWO

13'9" x 8'6" (4.20m x 2.60m)

## BEDROOM THREE

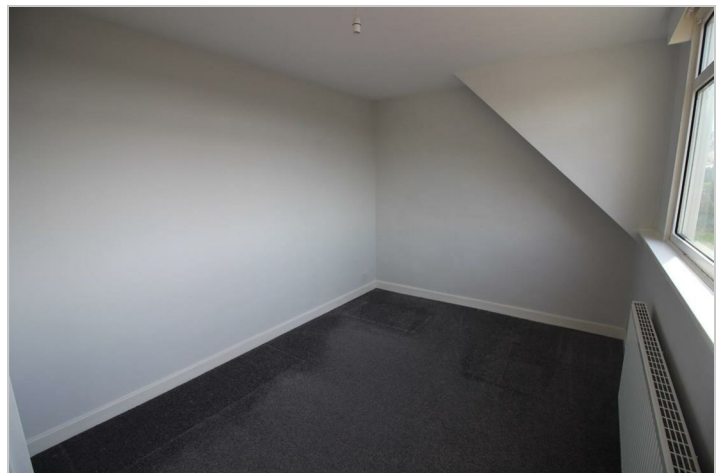
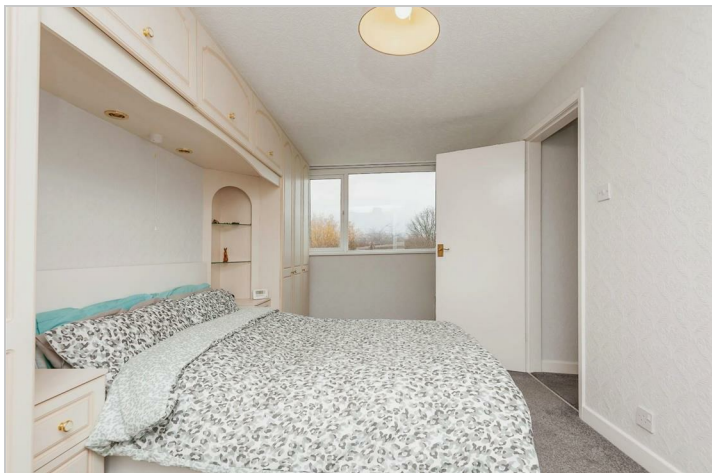
13'9" x 7'10" (4.20m x 2.40m)

## STUDY

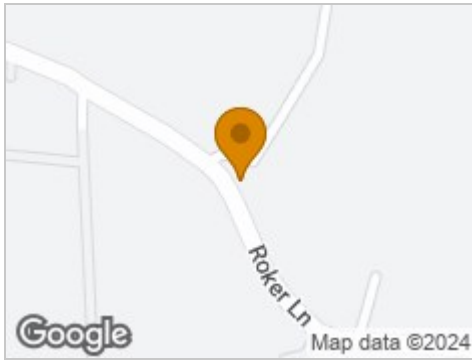
5'10" x 5'6" (1.80m x 1.70m)

## BATHROOM

## ENTRANCE HALL



## Road Map



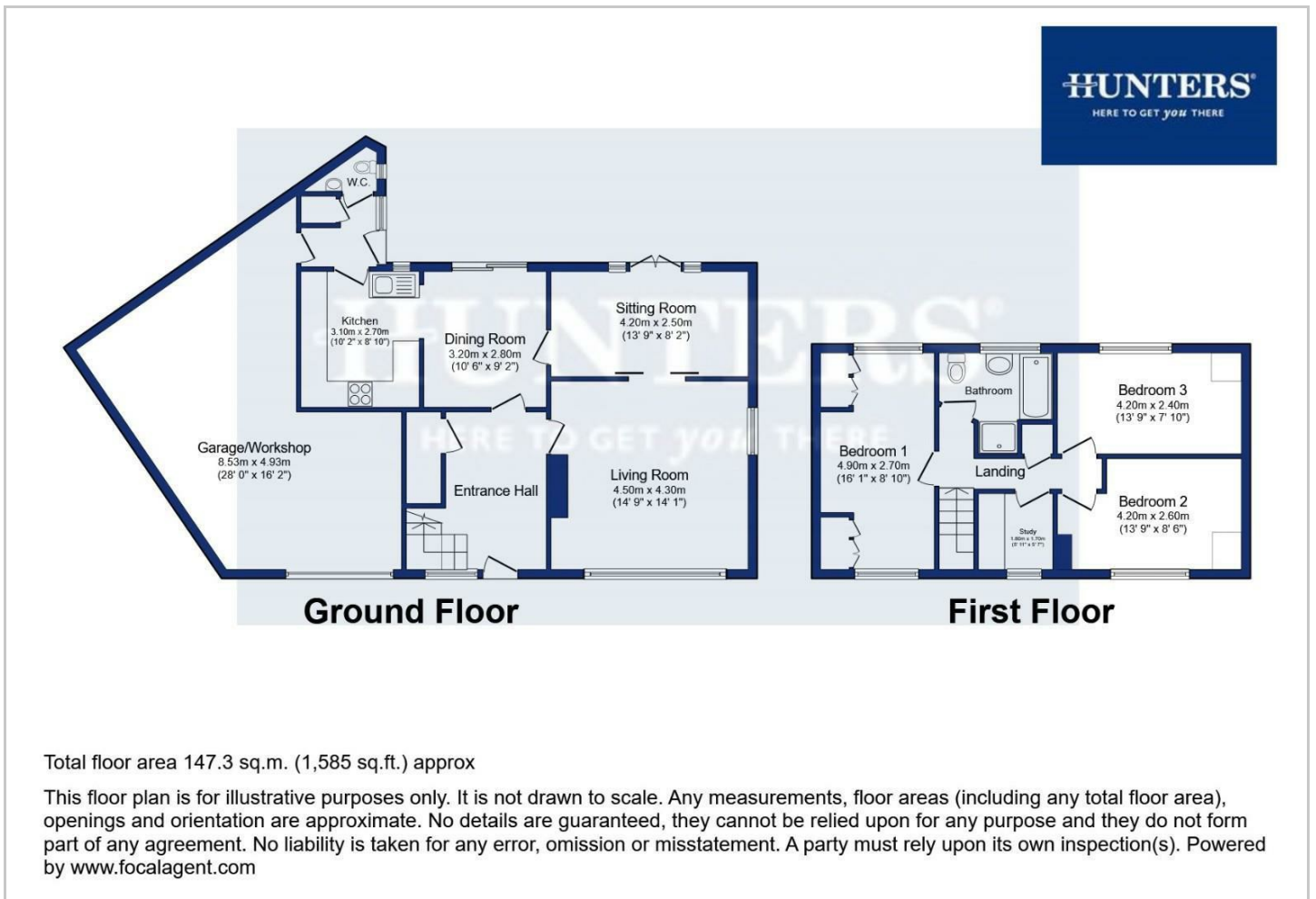
## Hybrid Map



## Terrain Map



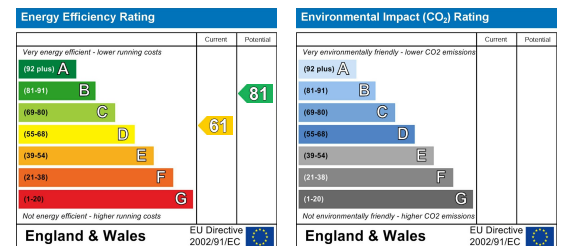
## Floor Plan



## 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.