

# HUNTERS®

HERE TO GET *you* THERE



Valley Road

Pudsey, LS28 9DU

£210,000



Council Tax: B





# 101 Valley Road

Pudsey, LS28 9DU

£210,000



- End Terraced property in good condition
- Conservatory extension with great views
- Two bedrooms with built-in storage
- Well-maintained bathroom with large shower
- Ample storage units in kitchen
- Occasional room/office
- Close to public transport and amenities
- Peaceful location with strong local community
- South-facing garden with shed and greenhouse
- Perfect for couples, sharers, or first-time buyers

This charming end terraced property in good condition offers a spacious living room, a south-facing garden with a conservatory extension, and is perfect for couples, sharers, or first-time buyers looking for a peaceful home close to amenities.

Welcome to this charming STONE terraced property located in a peaceful and friendly neighborhood in Pudsey. Situated close to public transport links and local amenities, this home offers convenience and a strong sense of community.

Upon entering, you will be impressed by the good condition and high ceilings that add to the spacious feel of the property. The LIVING room boasts large windows, high ceilings, and elegant ceiling coving, creating a bright and inviting space. From here, you can step into the rear conservatory extension, which provides a beautiful view of the south-facing garden. The CONSERVATORY features laminated wood flooring, offering a cozy spot to relax and enjoy the surroundings.

The well-maintained KITCHEN includes ample storage units and is equipped with a built-in oven/hob. With space for a washer and dishwasher, it caters to all your modern-day needs. Additionally, a door leads to the cellar, perfect for internal storage, which has a light for your convenience.

This home offers TWO BEDROOMS both with their own unique features. Bedroom one is a spacious double room with built-in wardrobes and two front windows that flood the room with natural light. Bedroom two includes built-in cupboards, providing extra storage space. There is an additional occasional room, which has been used as a bedroom, or could be used as a home office.

The BATHROOM is tastefully designed with a heated towel rail, tiled walls and floor, LED lighting, and a vanity sink/toilet. The large shower cubicle adds a touch of luxury to your daily routine.

Outside, the south-facing garden is a true haven. It features a SUMMERHOUSE, wooden shed, greenhouse, outside tap, and raised flower beds, offering plenty of opportunities for gardening enthusiasts.

This property is ideal for couples, sharers, or first-time buyers looking for a well-maintained home in a peaceful location. Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing.

Tel: 0113 257 6198

## LIVING ROOM

13'1" x 12'5" (4.00 x 3.80)

## KITCHEN

15'1" x 9'10" (4.60 x 3.00)

## CONSERVATORY

13'5" x 8'6" (4.10 x 2.60)

## CELLAR

15'5" x 7'11" (4.70 x 2.42)

## BEDROOM ONE

15'1" x 8'6" (4.60 x 2.60)

## BEDROOM TWO

10'2" x 9'10" (3.10 x 3.00)

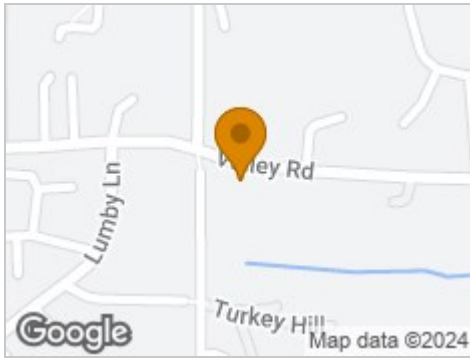
## OCCASIONAL ROOM

8'11" x 6'1" (2.73 x 1.87)

## SHOWER-ROOM



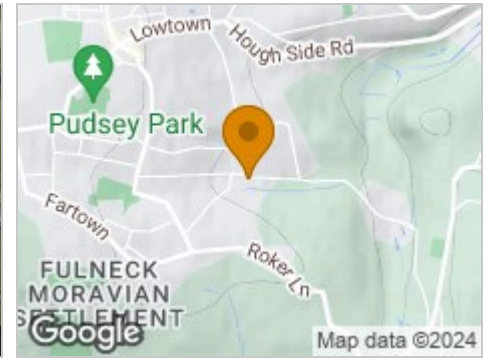
## Road Map



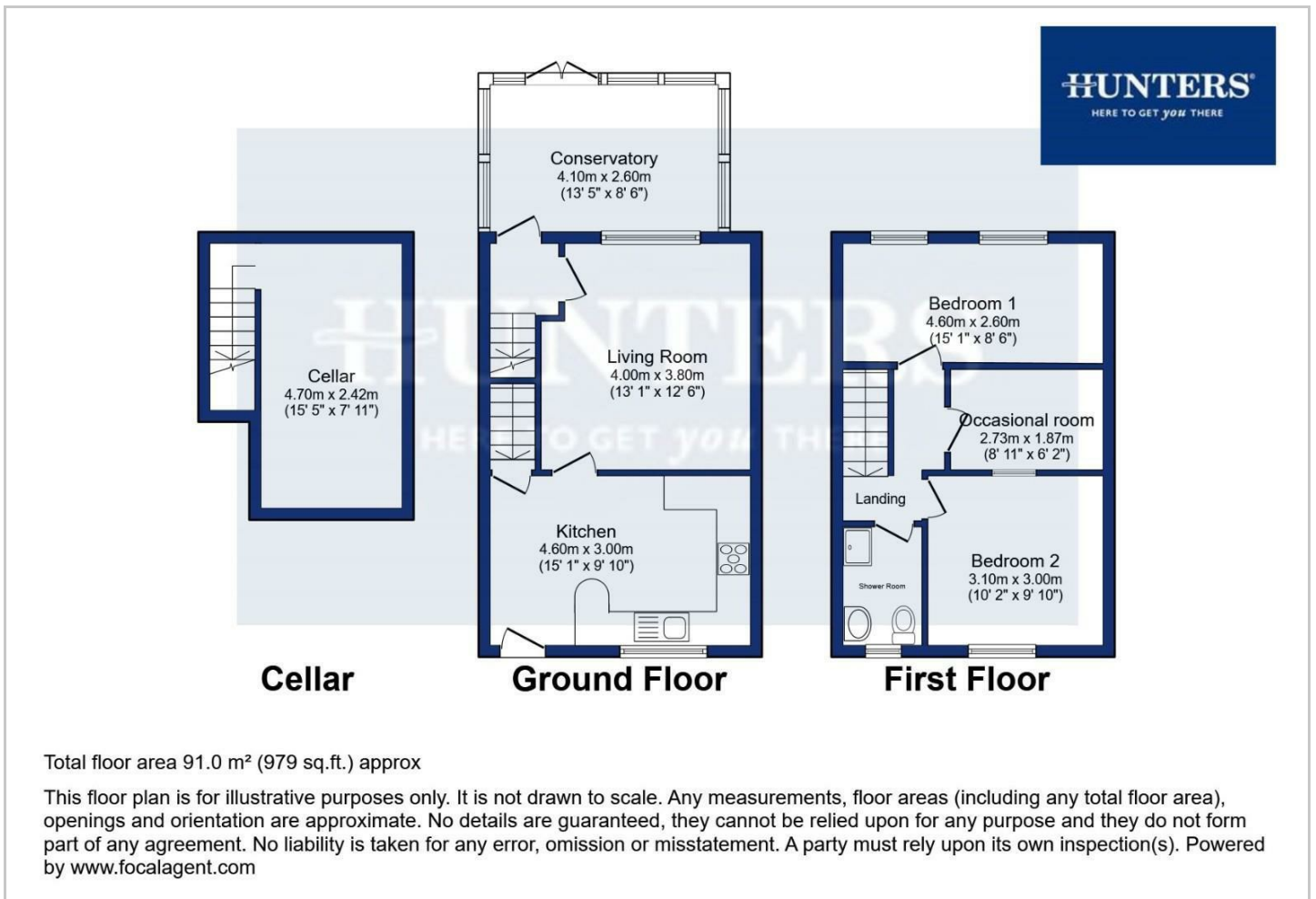
## Hybrid Map



## Terrain Map



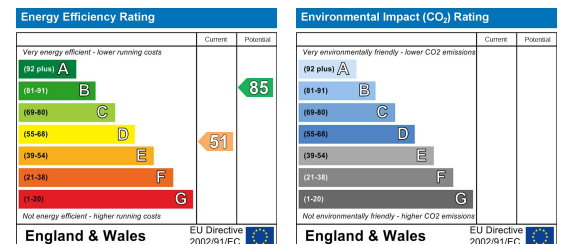
## Floor Plan



## 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.