

HUNTERS®

HERE TO GET *you* THERE



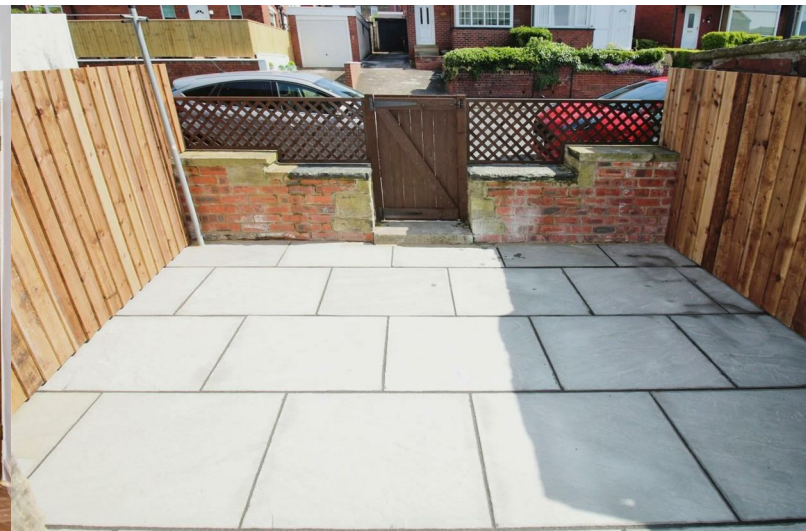
Hough Side Road

Pudsey, LS28 9BR

Offers In The Region Of £198,000



Council Tax: A



22 Hough Side Road

Pudsey, LS28 9BR

Offers In The Region Of £198,000



- Stone through terraced house
- No chain is involved
- Spacious reception room with fireplace
- Well-equipped kitchen with ample storage
- Two spacious double bedrooms
- Modern bathroom with white suite
- High ceilings and gas central heating
- PVC double glazed windows
- Alarm system for added security
- Rear Yard and street parking

A charming terraced property offered with no chain involved, in a sought-after location with a spacious living room, well-equipped kitchen, two spacious double bedrooms, modern bathroom, and convenient amenities nearby.

Welcome to this charming terraced property in a sought-after location! This delightful home is in good condition and offers a warm and inviting atmosphere.

As you enter, you are greeted by a spacious LIVING room featuring a fireplace with a living flame gas fire, perfect for relaxing evenings. The room benefits from twin front windows allowing natural light to flood in, creating a bright and airy space.

The KITCHEN is well-equipped with ample storage units, a double oven and hob, and space for a washer. A composite rear door leads to the outside area, which includes parking both front and rear.

Upstairs, there are TWO spacious double bedrooms. The first bedroom boasts twin front windows offering great views and plenty of natural light. The second bedroom is also generously sized and provides a comfortable space for relaxation.

Completing the accommodation is a modern BATHROOM with a white suite, half tiled walls, an electric shower over the bath, and a heated towel rail.

This property also benefits from high ceilings, gas central heating, PVC double glazed windows, an alarm system, and under stairs storage. Front garden and enclosed rear yard, unrestricted on street parking to the front and back on Cavendish street.

With its convenient location near public transport links, schools, amenities, green spaces, and walking and cycling routes, this home is perfect for those seeking a welcoming community feel.

LIVING ROOM

13'10" x 9'10" (4.24 x 3.01)

KITCHEN

10'9" x 10'7" (3.30 x 3.25)

BEDROOM ONE

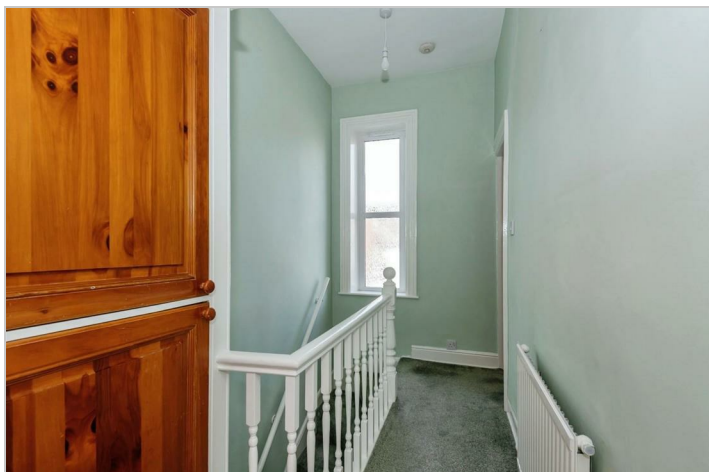
12'7" x 9'1" (3.86 x 2.79)

BEDROOM TWO

10'3" x 8'6" (3.13 x 2.60)

BATHROOM

8'11" x 4'5" (2.73 x 1.36)



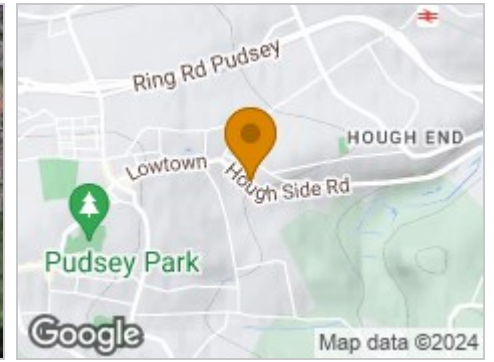
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

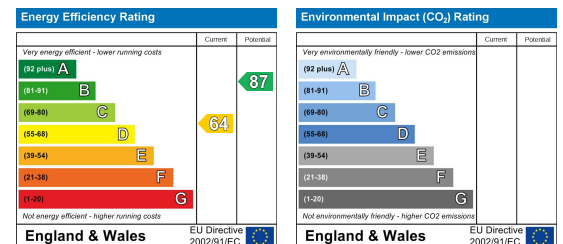
Total floor area 54.3 sq.m. (585 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.