

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Round Hill Road

Pudsey, LS28 8BJ

£290,000



Council Tax: D



# 34 Round Hill Road

Pudsey, LS28 8BJ

£290,000



- Modern Three bedroom detached property
- Spacious living room with garden access
- Well-sized kitchen/diner with modern appliances
- Three comfortable bedrooms with storage
- Two bedrooms with fitted wardrobes
- Modern bathroom with rainfall shower
- Downstairs cloakroom/wc
- Double Parking to the front
- Deceptive spacious rear garden

A charming 3-bedroom DETACHED property in excellent condition, located in a well-connected area with nearby schools and parks, boasting a spacious reception room with access to a lovely garden, a well-equipped kitchen/diner, modern bathroom, and deceptive rear garden, perfect for families or couples looking for a peaceful lifestyle in a strong local community.

Presenting a delightful THREE-bedroom detached property for sale, in good condition and ready to welcome its new homeowners. Situated in an area well-served by public transport links, nearby schools, local amenities, and beautiful parks, this property offers a peaceful lifestyle within a strong local community. Its location is perfect for taking advantage of the local walking and cycling routes.

As you step inside this welcoming home, from the entrance HALL, with laminated wood flooring and a useful under-stairs storage cupboard and access to the DOWNSTAIRS WC, you'll find a spacious LIVING ROOM that is light and sunny, featuring separate access to the garden through double French doors. This opens to a lovely rear garden, a perfect spot for peaceful relaxation or family fun.

The property boasts a well-sized KITCHEN/DINER with space for a family sized table and well equipped with ample storage units and extensive worktops. The kitchen features an oven and microwave, dishwasher, fridge freezer, and space for a washer, all laid out over a laminated floor.

Offering three comfortable bedrooms, two are spacious double rooms with built-in wardrobes, perfect for couples or families. The third bedroom, a single, can also be used as a home office, providing flexibility according to your needs.

The house benefits from a modern BATHROOM complete with a rainfall shower, a white suite, LED lighting, and vanity sink/toilet. This adds a touch of elegance and luxury to your daily routines.

Additional features such as parking for 2 cars and a deceptive rear garden enhance the appeal of this property, making it ideal for families and couples seeking a comfortable living space in a supportive community. This is a home where you can create wonderful memories; don't miss this opportunity.

Tel: 0113 257 6198

## HALL

## DOWNSTAIRS WC

## LIVING ROOM

15'5" x 10'2" (4.70 x 3.10)

## KITCHEN/DINER

17'0" x 8'6" (5.20 x 2.60)

## BEDROOM ONE

14'5" x 8'2" (4.40 x 2.50)

## BEDROOM TWO

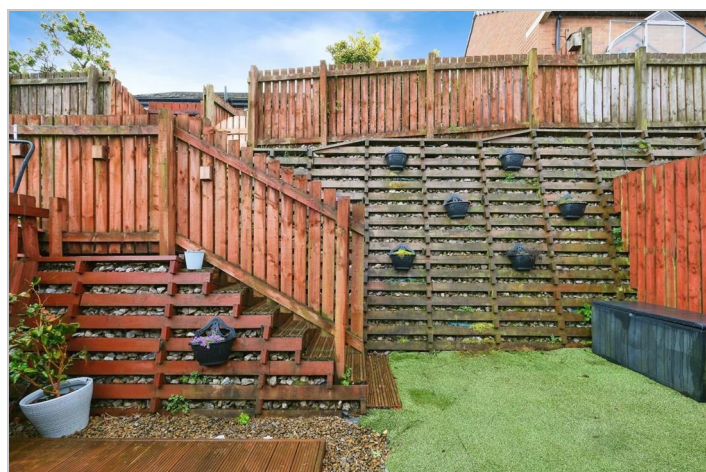
12'9" x 8'2" (3.90 x 2.50)

## BEDROOM THREE

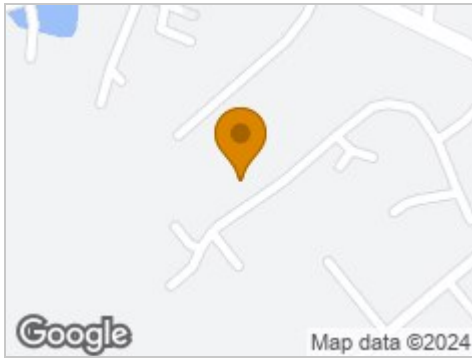
8'10" x 6'6" (2.70 x 2.00)

## BATHROOM

6'6" x 5'6" (2.00 x 1.70)



## Road Map



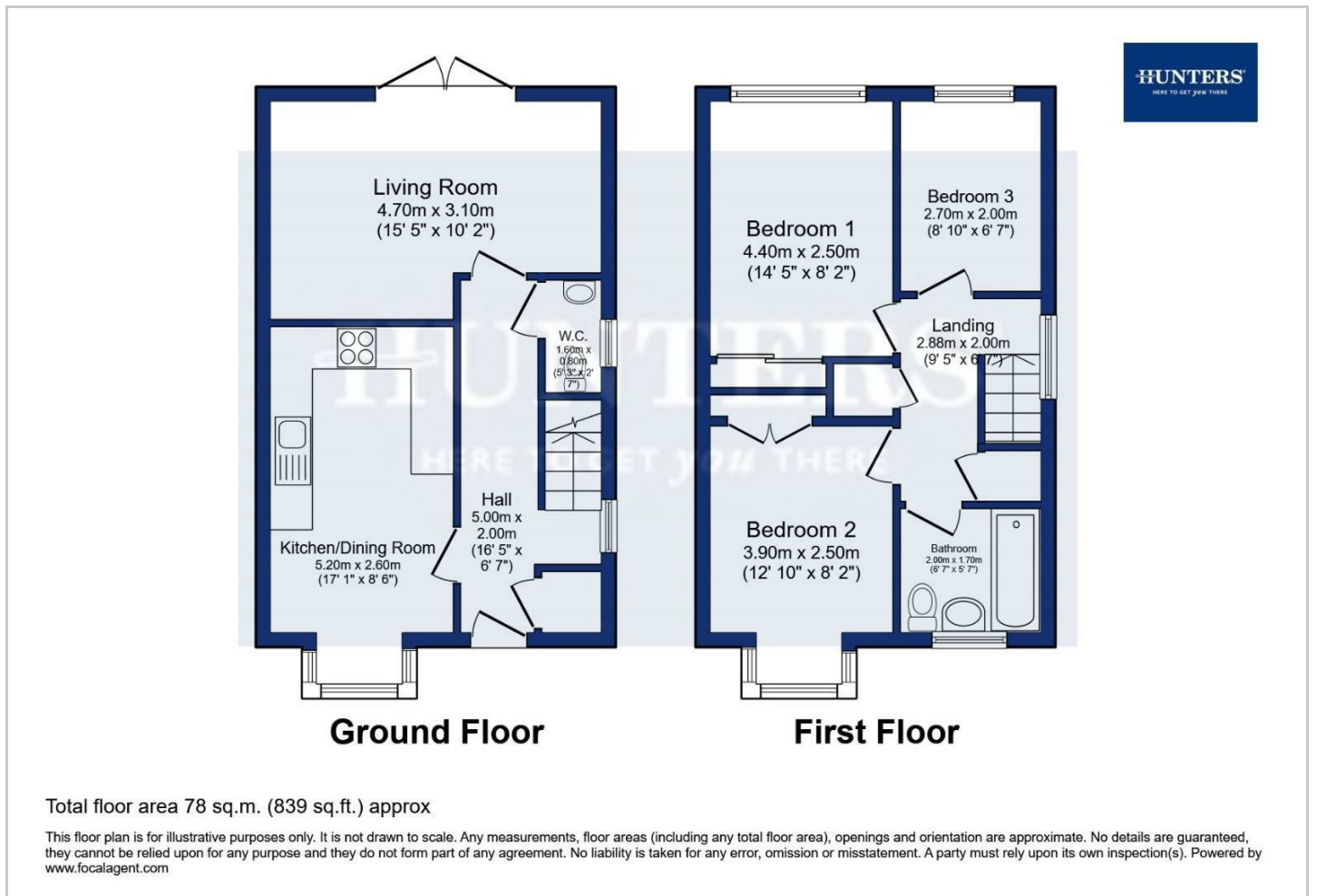
## Hybrid Map



## Terrain Map



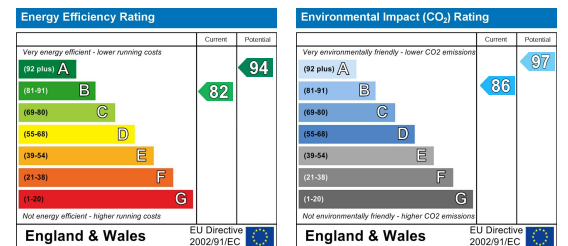
## Floor Plan



## 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.