

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Priestley Drive

Pudsey, LS28 9NQ

Offers In The Region Of £315,000



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Council Tax: D



# 46 Priestley Drive

Pudsey, LS28 9NQ

## Offers In The Region Of £315,000



- Five-bedroom semi-detached property
- Two spacious reception rooms
- Well-equipped kitchen with ample storage
- Main bedroom with en-suite
- Two well appointed bathrooms
- Front and rear gardens
- Enclosed rear garden with lawn
- Single garage with long concrete drive
- Excellent public transport links
- Friendly neighbourhood

A family sized 5-bedroom semi-detached property in good condition, perfect for families, with spacious reception rooms, well-equipped kitchen, main bedroom with en-suite, and lovely outdoor space in a friendly neighborhood with excellent amenities and transport links.

Welcome to this FAMILY SIZED FIVE-bedroom semi-detached property in good condition, perfect for families looking for a new larger home.

As you step inside the house from the front PORCH into the entrance hall, with engineered oak wood floor, which extends into the living room and dining rooms, you are greeted by two spacious RECEPTION rooms, one, used as the LIVING ROOM featuring a living flame gas fire and double doors leading to the garden, while the other used as the DINING ROOM with elegant coving and an under-stairs storage cupboard.

The property offers a well-equipped KITCHEN with built-in oven/hob and dishwasher, laminate wood floor, ample storage units and worktop space.

Upstairs, on the second floor, you will find the MAIN bedroom complete with an en-suite and walk-in dressing room, and on the first floor are two double bedrooms, and two single bedrooms, one of which can be used as a home office.

The two bathrooms are well appointed, the HOUSE BATHROOM on the first floor, with tiled walls and floor, an electric shower, and a white suite, while the EN-SUITE from the main bedroom, is tiled with a heated towel rail shower cubicle and a Velux type window.

Outside, the front and rear gardens provide a lovely outdoor space, with the rear garden enclosed by fencing and featuring a lawn and part paved area. A long concrete gated drive leads to the single garage, offering parking and convenience.

Located in a friendly neighborhood, close to highly rated schools and with excellent public transport links, nearby local amenities, green spaces, and walking and cycling routes, this property is truly a hidden gem.

Tel: 0113 257 6198

PORCH

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

16'0" x 12'10" (4.88 x 3.92)

DINING ROOM

12'7" x 8'10" (3.84 x 2.70)

KITCHEN

9'7" x 8'9" (2.94 x 2.69)

MAIN BEDROOM

15'1" x 10'1" (4.62 x 3.08)

ENSUITE

6'0" x 5'7" (1.84 x 1.72)

BEDROOM TWO

13'2" x 8'11" (4.03 x 2.73)

BEDROOM THREE

10'0" x 9'0" (3.06 x 2.75)

BEDROOM FOUR

13'1" x 6'9" (4.00 x 2.06)

BEDROOM FIVE

7'1" x 6'7" (2.17 x 2.03)

HOUSE BATHROOM

6'5" x 6'0" (1.98 x 1.85)



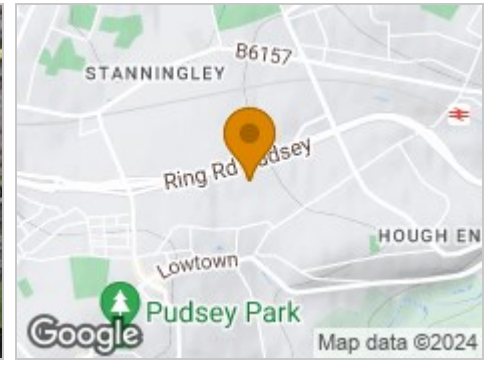
## Road Map



## Hybrid Map



## Terrain Map



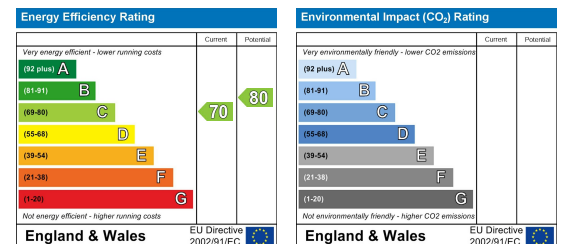
## Floor Plan



## 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.