

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Fairway

Stanningley, Pudsey, LS28 7RD

Offers Over £210,000



Council Tax: C



# 49 The Fairway

Stanningley, Pudsey, LS28 7RD

Offers Over £210,000



- Semi detached bungalow
- Two Spacious double bedrooms
- Functional kitchen with fixed storage units
- Generously sized reception room with gas fire
- Rear conservatory extension
- Manageable garden with potential for further value
- Located in quiet area with strong local community
- Close to public transport links and shopping center
- Long drive and garage
- Potential to extend

Step into the potential of this semi-detached bungalow, a delightful property with a unique blend of classic character and potential for modernization. Listed for sale, this property invites couples or sharers to create their dream home in a wonderful location.

The bungalow features TWO spacious double bedrooms, each boasting its unique charm. Bedroom one is a lovely retreat with spacious dimensions and ceiling coving, adding a touch of character. Bedroom two offers direct access to a lovely rear CONSERVATORY, a space that could be transformed into a tranquil reading nook or a sunlit office.

The white suite BATHROOM is equipped with an electric shower and is ready for your personal touch. The KITCHEN is functional and ready for your culinary creations with fixed storage units, a storage cupboard, and space for a washer/cooker.

The heart of the home is a generously sized LIVING room, warmed by a classic gas fire and bathed in light from a large front window. The room is the perfect backdrop for cosy evenings in or entertaining friends.

Venture outside to discover a manageable garden, a long driveway leading to a tandem GARAGE, and the potential to add further value to the property.

Located in a quiet area with a strong local community, you'll have easy access to public transport links, Pudsey station, Owlcotes shopping centre, and attractive walking and cycling routes. Plus, the property comes with a loft space that offers great potential to develop.

A charming semi-detached bungalow, offered with vacant possession, classic character and modernisation potential, offering two spacious double bedrooms and a delightful garden in a quiet location with easy access to amenities and public transport.

## HALL

## LIVING ROOM

18'9" x 11'4" (5.74 x 3.46)

## KITCHEN

11'4" x 9'10" (3.47 x 3.00)

## BEDROOM ONE

12'11" x 11'5" (3.95 x 3.48)

## BEDROOM TWO

10'5" x 9'10" (3.20 x 3.00)

## BATHROOM

5'11" x 5'10" (1.82 x 1.80)

## TOILET

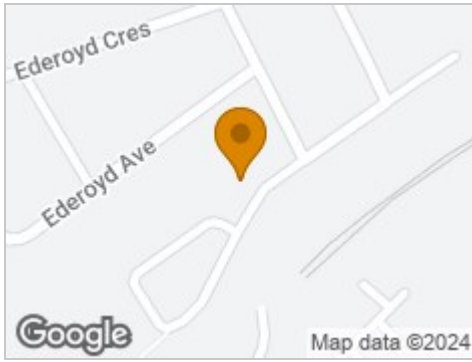
5'10" x 2'7" (1.8 x 0.8)

## CONSERVATORY

12'6" x 5'8" (3.82 x 1.73)



## Road Map



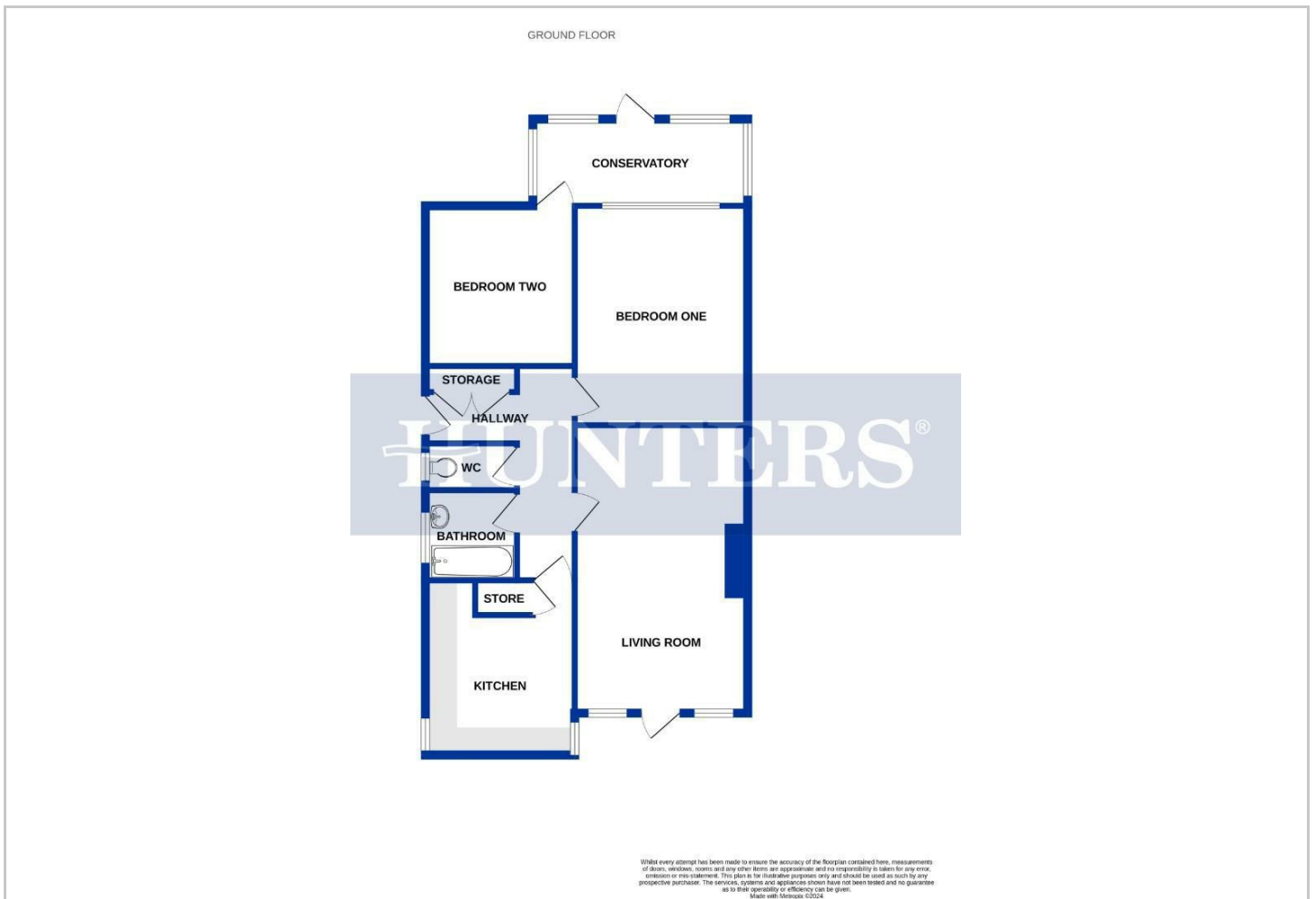
## Hybrid Map



## Terrain Map



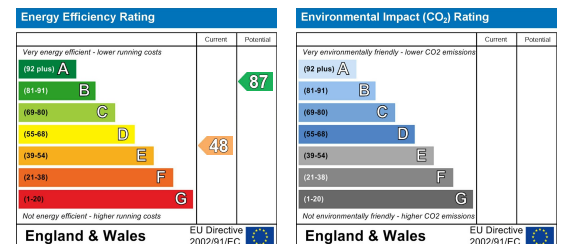
## Floor Plan



## 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.