

# HUNTERS<sup>®</sup>

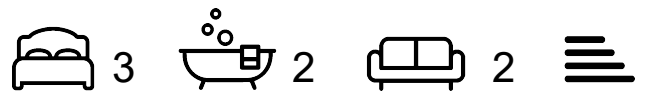
HERE TO GET *you* THERE



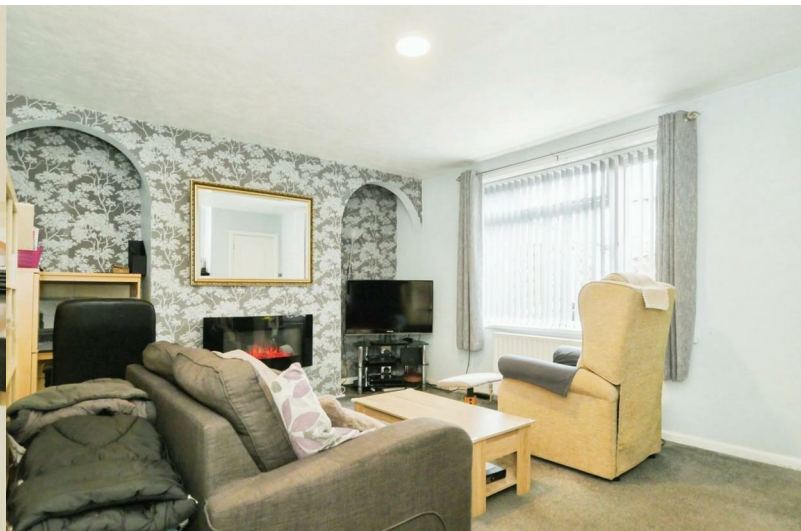
## Fairfield Avenue

Pudsey, LS28 7AS

£265,000



Council Tax: B



# 1 Fairfield Avenue

Pudsey, LS28 7AS

£265,000



- Extended semi detached house
- Spacious and light reception room
- Modern breakfast kitchen with quartz worktop
- Three well-proportioned bedrooms
- En-suite shower in main bedroom
- Fully tiled white suite bathroom
- Fully enclosed rear garden with conservatory extension
- Gas central heating with UPVC double glazed windows
- Detached garage
- Close to schools/shops

Presenting for sale this charming, mature semi-detached property in good condition. The dwelling is perfect for families and couples seeking a home with a strong local community, quiet surroundings, and easy access to public transport, local amenities, nearby schools, walking and cycling routes.

The property boasts a substantial, extended layout, complete with a spacious and light LIVING room, fitted with a wall mounted electric fire. The modern breakfast KITCHEN is a standout feature with a quartz worktop, breakfast area, tiled flooring, ample storage units and a convenient storage cupboard. A door leads to a utility room with storage and a downstairs wc,

The home comprises THREE well-proportioned bedrooms. The first is a spacious double bedroom with an EN-SUITE shower-room and built in wardrobes, offering an exclusive touch of luxury. The second bedroom is also a double and comes with fitted wardrobes, while the third bedroom is a single, ideal for a child's room or home office. The loft is fully boarded, with power and light, and a Velux-style window which is ideal for extra storage space or even an occasional room.

The white suite BATHROOM is fully tiled, equipped with a curved screen over the bath, and a mains shower, adding a contemporary touch to the property.

Outside, the property boasts a fully enclosed rear garden, off-road parking at the front, and a detached GARAGE with remote door, providing additional storage or parking space. The covered decking area is fitted with power and light, and leading from the conservatory is perfect for outdoor entertaining or just simply to dry clothes on a wet day. The downstairs WC/utility add further convenience to this delightful home.

Lastly, the property benefits from CONSERVATORY extension, perfect for a second reception or dining area. The conservatory has a fully insulated roof, helping to ensure warmth in winter and the cooler temperatures needed in the summer. This home truly caters to the needs and comforts of modern living, making it an ideal choice for your next move.

This charming semi-detached property, ideal for families and couples, features a modern breakfast kitchen, three well-proportioned bedrooms, a conservatory extension, an enclosed rear garden, off-road parking, and a detached garage, all within a vibrant local community with easy access to amenities and transport.

Tel: 0113 257 6198

## HALL

## LIVING ROOM

14'10" x 13'1" (4.54 x 4.00)

## BREAKFAST KITCHEN

19'8" x 8'1" (6.00 x 2.48)

## UTILITY/DOWNSTAIRS WC

5'4" x 4'11" (1.65 x 1.50)

## CONSERVATORY

9'10" x 9'4" (3.00 x 2.87)

## BEDROOM ONE

11'6" x 10'9" (3.52 x 3.30)

## EN-SUITE

## BEDROOM TWO

13'5" x 10'7" (4.10 x 3.23)

## BEDROOM THREE

8'7" x 8'0" (2.64 x 2.45)

## BATHROOM

8'1" x 5'3" (2.48 x 1.61)

## COVERED DECKING

16'4" x 8'11" (5.00 x 2.72)



## Road Map



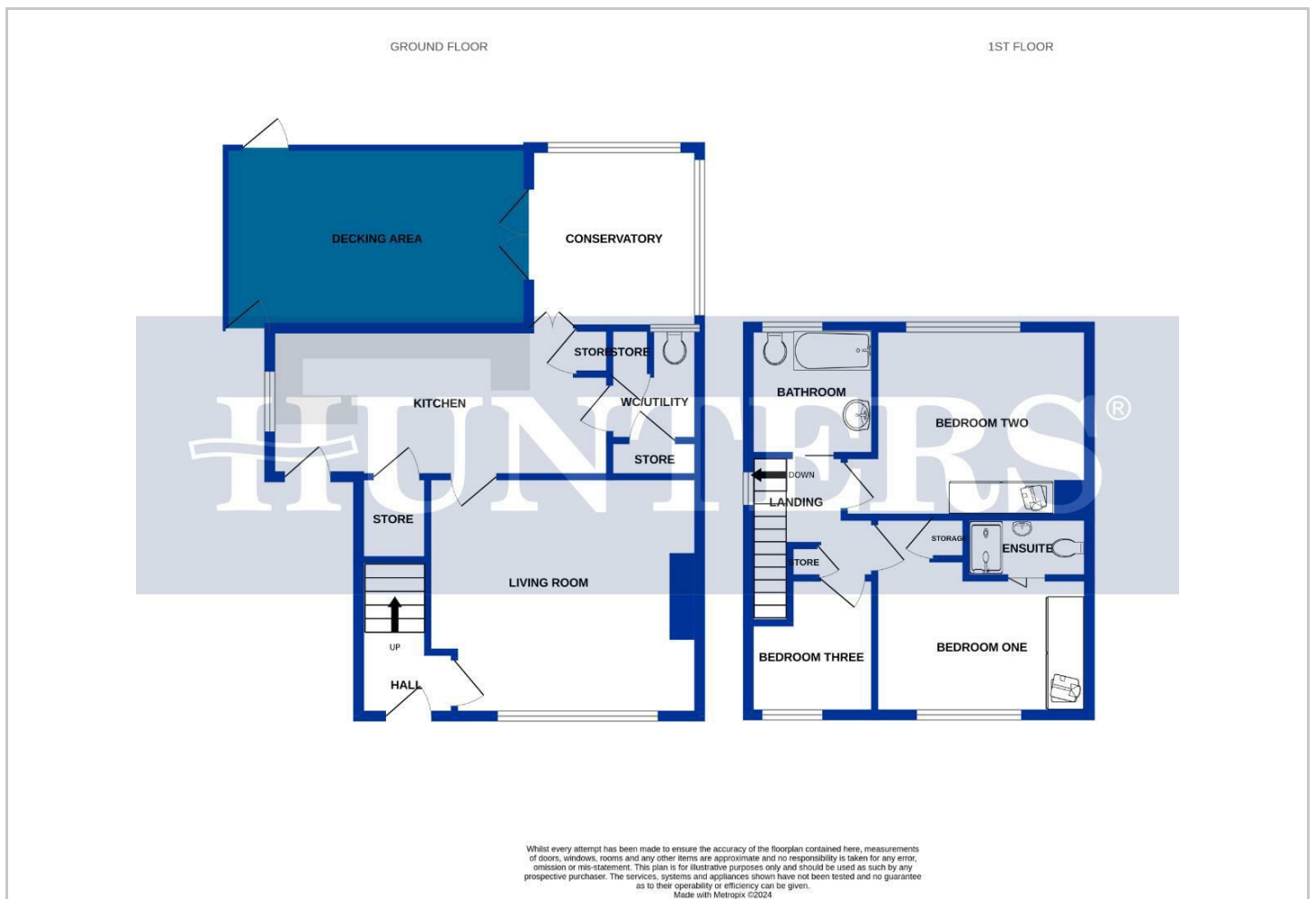
## Hybrid Map



## Terrain Map



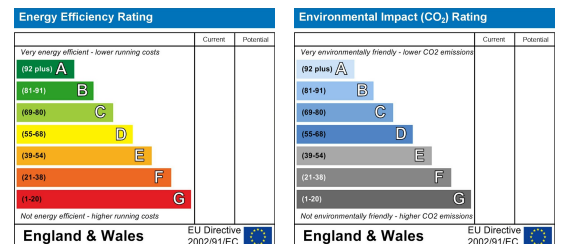
## Floor Plan



## 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.