

HUNTERS[®]

HERE TO GET *you* THERE



Prospect Avenue

Pudsey, LS28 7HN

£260,000



Council Tax: B



13 Prospect Avenue

Pudsey, LS28 7HN

£260,000



- Mature semi detached house
- Three spacious bedrooms
- Close to schools and parks
- Modern bathroom with LED lighting
- Fully functional kitchen island
- Integrated kitchen appliances
- Wood-burning stove
- Electric car charger
- Enclosed rear garden
- Block paved parking

This charming semi-detached property, situated in a peaceful urban area with a strong community, features three bedrooms, a modern kitchen with a dining area, a beautifully tiled bathroom, and unique amenities such as an Inglenook fireplace, wood-burning stove, electric car charger, and a fully enclosed rear garden, making it ideal for families or couples.

Presenting a wonderful semi-detached property, now available for sale, in a good condition and situated in a serene, urban area with a strong local community. This property boasts of 3 bedrooms, a fully functional kitchen into dining room and a living room.

The property has THREE bedrooms. The first and second bedrooms are spacious and double-sized, with the first having fitted wardrobes and the second bedroom offering built-in wardrobes. The third bedroom is a single-sized room, which can also be utilized as a home office, depending on your preference.

This property has a BATHROOM that features a fresh white suite, mains shower, and a vanity-style sink unit. The bathroom is beautifully adorned with tiled floors and walls, and LED lighting to create a bright, modern space.

The heart of this home is the KITCHEN, a well-planned space with a kitchen island at its core. The kitchen opens to a dining area, perfect for meals with family and friends. It offers a dishwasher, an oven, hob, extractor, and a fridge freezer. There's also space for a washer/dryer. The kitchen is well-lit with LED lighting and has an under-stairs cupboard, and ample units and drawers for storage. From the kitchen a door leads to a DOWNSTAIRS WC, with washbasin and a tiled floor.

The separate LIVING room has a large front window and includes a lovely inglenook style fireplace with a cast iron wood burning stove.

Unique features of this property include an Inglenook fireplace, a wood-burning stove, a loft space which is mostly boarded for storage with light, PVC double glazing, serviced gas central heating, and an electric car charger. The property benefits from a fully enclosed rear garden with lawn and wood decking, large garden shed, and block paved parking for 2 cars at the front.

The property is ideal for both families and couples, and it's conveniently located near public transport links, schools, local amenities in the centre of Pudsey, queens park with walking and cycling routes.

* Please note that the wall removed between the kitchen and dining area does not have the required sign off for building regulations and inquiries should be raised with your conveyancer *

Tel: 0113 257 6198

HALL

LIVING ROOM

12'4" x 11'1" (3.78m x 3.38m)

KITCHEN/DINING

16'0" x 7'3" (4.89m x 2.23m)

CONSERVATORY

14'2" x 9'4" (4.32m x 2.87m)

DOWNSTAIRS WC

BEDROOM ONE

11'0" x 9'11" (3.36m x 3.04m)

BEDROOM TWO

9'10" x 9'4" (3.02m x 2.87m)

BEDROOM THREE

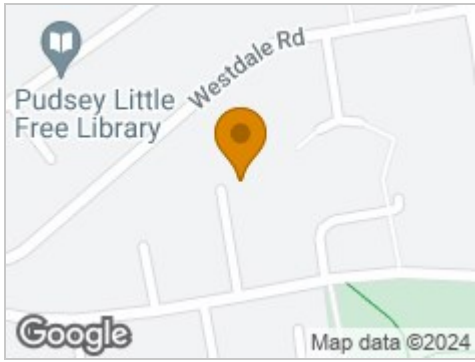
5'11" x 5'10" (1.81m x 1.80m)

BATHROOM

5'9" x 4'11" (1.77m x 1.51m)



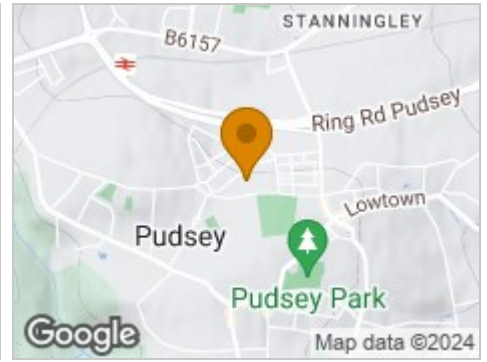
Road Map



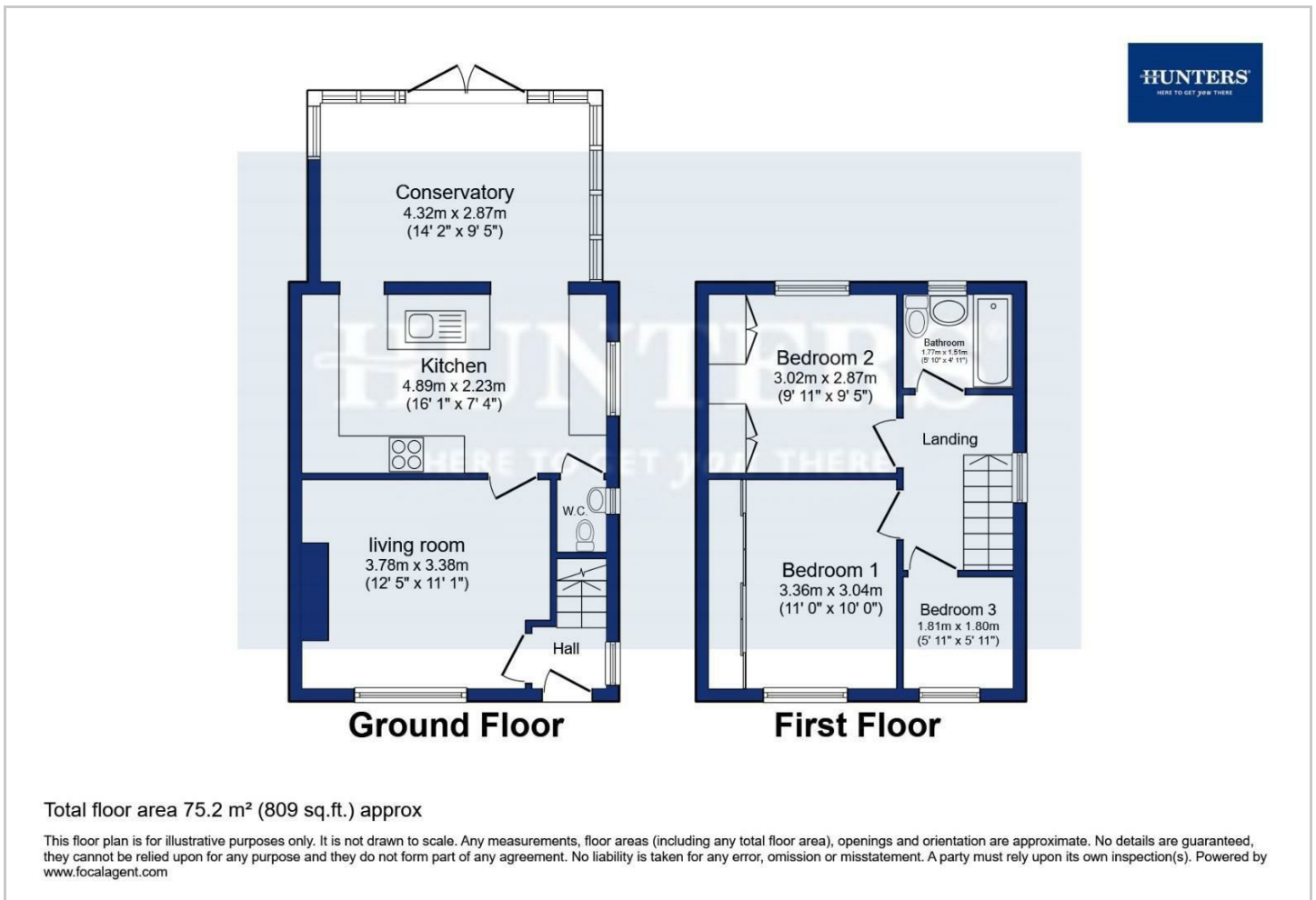
Hybrid Map



Terrain Map



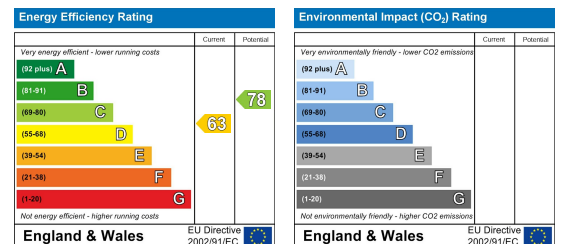
Floor Plan



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.