

HUNTERS[®]

HERE TO GET *you* THERE



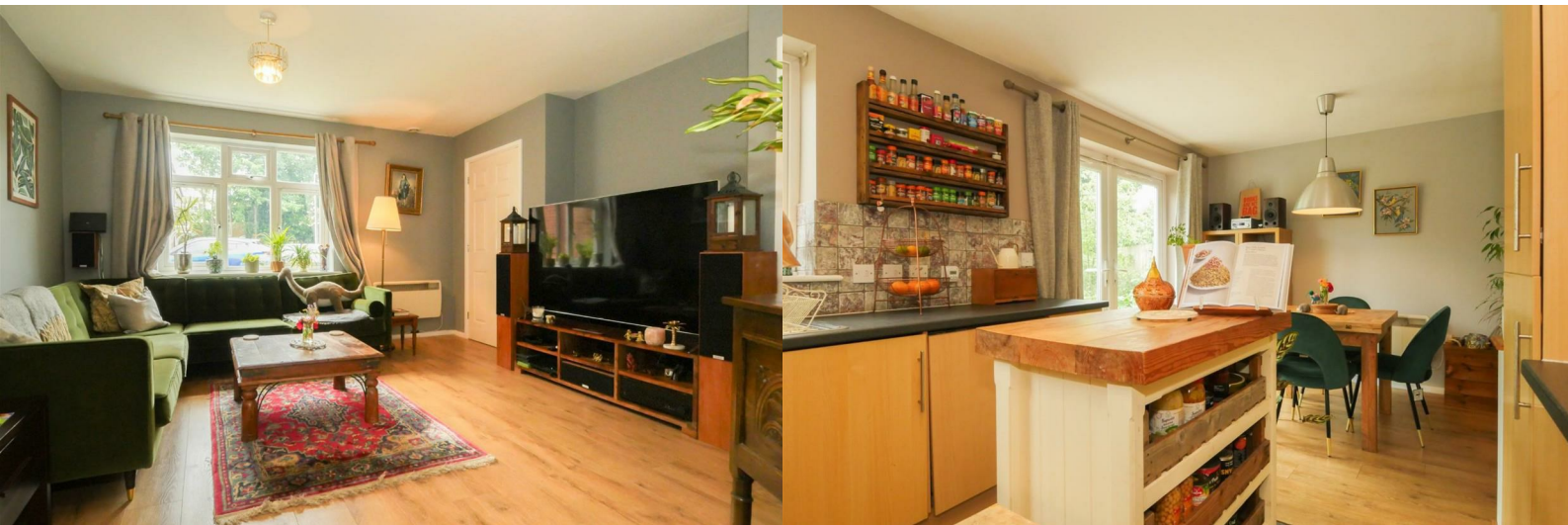
Stanhall Mews

Stanningley, Pudsey, LS28 6AZ

£245,000



Council Tax: C



11 Stanhall Mews

Stanningley, Pudsey, LS28 6AZ

£245,000



- Modern Semi-detached in good condition
- Well-equipped modern kitchen/diner
- Main bedroom with en-suite shower-room
- Lovely south facing rear garden
- Ample Off-street parking
- Excellent public transport links
- Pudsey railway station

This semi-detached, three-bedroom property in good condition features a welcoming hallway, reception room, refurbished open-plan kitchen/diner, main bedroom with en-suite, versatile third bedroom, two bathrooms, a rear garden with seating area, vegetable pads, and off-street parking, making it ideal for families or couples due to its excellent location and charming amenities.

This semi-detached property, currently for sale, is in good condition and boasts a range of beautiful features. Upon entering, a welcoming hallway leads into the LIVING ROOM perfect for relaxing or entertaining. Double doors from the living room open into a recently refurbished, open-plan kitchen/diner. The KITCHEN/DINER is well-equipped with a dishwasher, washer, integrated fridge/freezer, and an electric oven/hob. The kitchen island and dining space offer a great area for family meals or social gatherings.

The property comprises THREE bedrooms, two of which are generously sized doubles with ample natural light. The main bedroom includes a convenient en-suite shower-room/wc. The third bedroom can be used as a single bedroom, study, or nursery, offering flexibility to suit your needs. The house bathroom is a three-piece white suite, partially tiled with a storage cupboard, and there is also a handy DOWNSTAIRS WC and sink.

Please note that the the property has a MVHR system, which increases the energy efficiency/air quality and is present throughout the house.

Outside, the property is just as impressive. French doors lead out to a rear garden complete with vegetable patched-raised beds, a seating area, and a lawn. A timber shed and separate greenhouse provide additional storage and potential for gardening enthusiasts. The property is gated with a block-paved drive offering off-street parking.

The location is ideal, with excellent public transport links, local amenities, nearby parks, urban area, and cycling routes close by. Given its features and location, this property is ideally suited for families or couples. It offers a blend of comfort, convenience, and charm that is hard to resist.

Tel: 0113 257 6198

KITCHEN/DINER

17'7" x 9'10" (5.37m x 3.0m)

LIVING ROOM

13'10" x 13'9" (4.22m x 4.21m)

BEDROOM ONE

10'5" x 9'10" (3.19m x 3.0m)

EN-SUITE

7'0" x 3'8" (2.149m x 1.13m)

BEDROOM TWO

10'6" x 9'10" (3.22m x 3.0m)

BEDROOM THREE

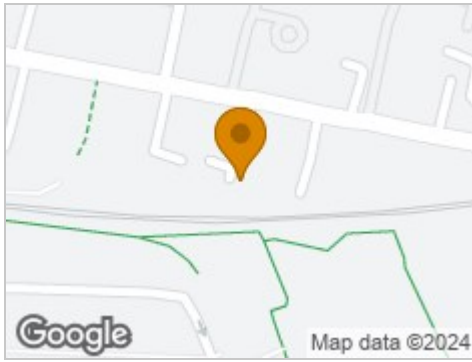
10'5" x 6'11" (3.2m x 2.12m)

BATHROOM

10'7" x 7'0" (3.24m x 2.14m)



Road Map



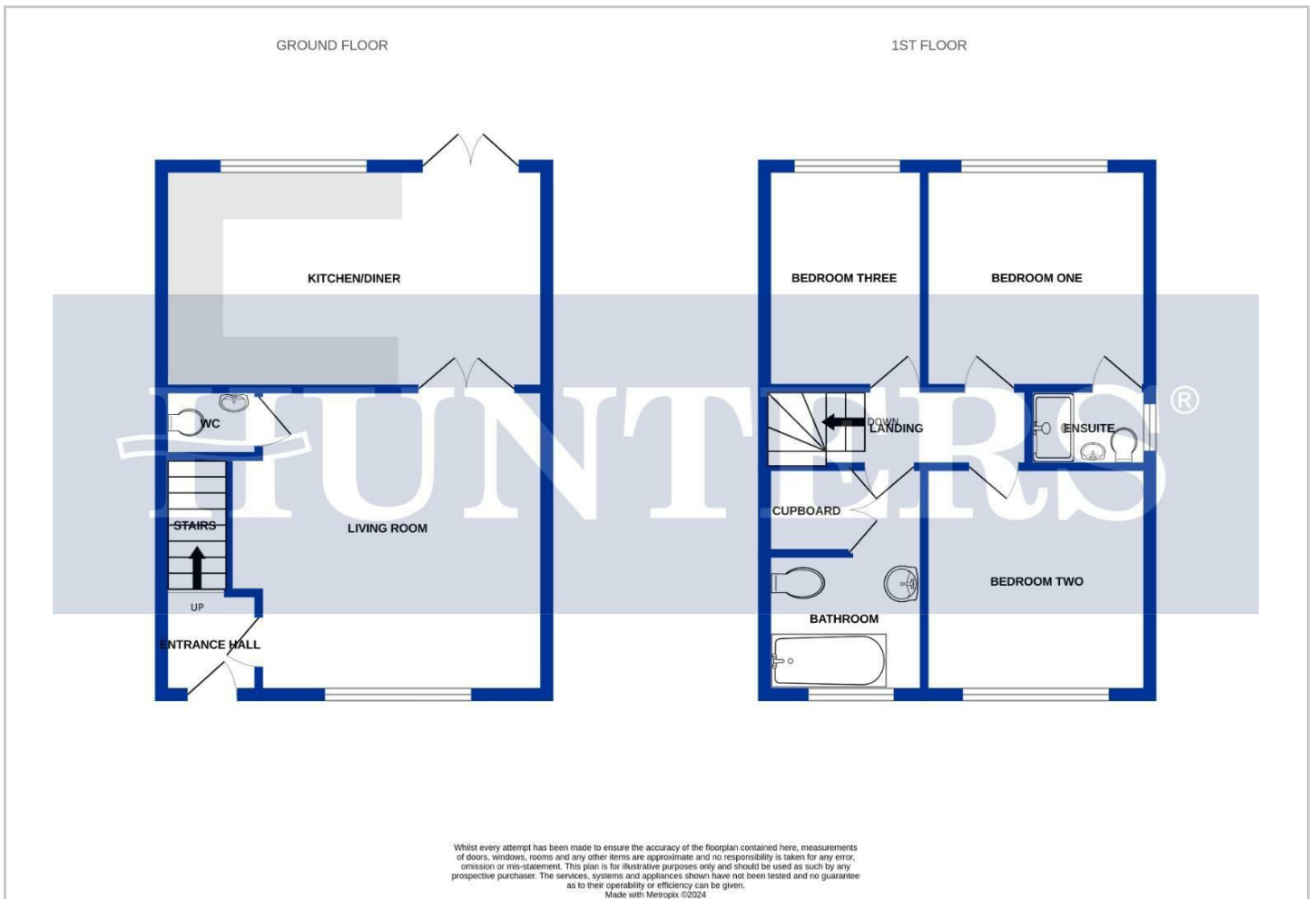
Hybrid Map



Terrain Map



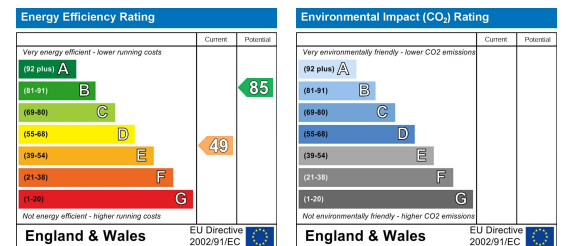
Floor Plan



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.