

HUNTERS[®]

HERE TO GET *you* THERE



Stanhall Avenue

Stanningley, Pudsey, LS28 6AX

£175,000



Council Tax: A



3 Stanhall Avenue

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£175,000



- Spacious reception room
- Large windows, natural light
- Plush carpet for comfort
- Modern kitchen, under cabinet lighting
- Designated dining space
- Two well-presented bedrooms
- Free-standing bath, relaxing
- Well-connected to public transport
- Nearby schools and parks

Welcome to this charming TERRACED property waiting to become someone's perfect home. It's ready to move into, taking away that time and stress that comes with something that needs work.

At the heart of the house is the RECEPTION room. This room is wonderfully spacious, featuring large windows that bathe the room in natural light and showcase the lovely outdoors. A plush carpet underfoot adds a touch of extra comfort and luxury.

The property boasts a sleek, snazzy KITCHEN that's sure to impress any home chef. Modern appliances, under cabinet lighting, and dining space make it ideal for both cooking and entertaining. The natural light pouring in adds a nice, uplifting touch to the overall ambiance.

Sleeping arrangements consist of TWO well-presented bedrooms. The first is a spacious double room with high ceilings and built-in wardrobes, offering ample storage space. The second bedroom is a good-sized single room, with space for storage and could double up as a home OFFICE.

The BATHROOM is another highlight, featuring a free-standing bath/shower that's perfect for relaxation. Neutral colours and a frosted window ensure privacy while letting in a good amount of light.

To the outside of the property, the front has a paved yard with seating area and mature shrubs. There is a low maintenance paved garden to the rear.

Set in a location that's well-connected to public transport links, local amenities, nearby schools, and parks, the property is ideal for families and couples alike. The strong local community spirit is the cherry on top, making this a wonderful place to call home. Come and see for yourself!

This charming, fully-furnished terraced property features a spacious reception room, modern kitchen, TWO well-presented bedrooms, a luxurious bathroom, and is ideally situated near public transport, local amenities, schools, and parks, making it perfect for families and couples.

Tel: 0113 257 6198

KITCHEN/DINER

15'5" x 8'4" (4.70m x 2.54m)

LIVING ROOM

14'2" x 12'6" (4.32m x 3.81m)

BEDROOM ONE

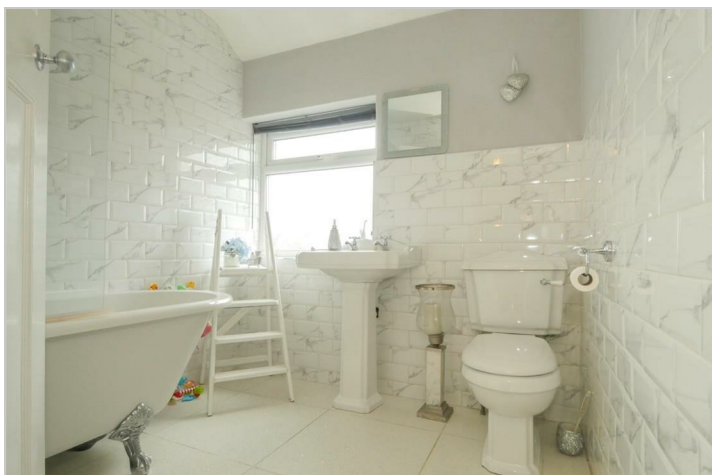
12'6" x 11'4" (3.81m x 3.45m)

BEDROOM TWO

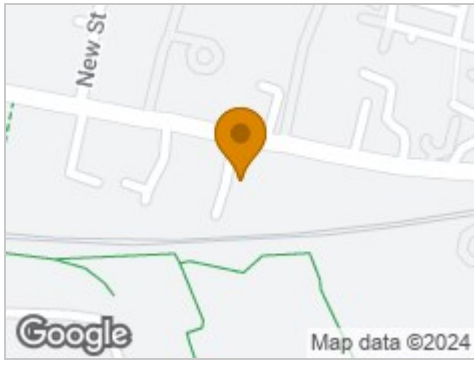
11'3" x 7'10" (3.43m x 2.39m)

BATHROOM

7'6" x 7'6" (2.29m x 2.29m)



Road Map



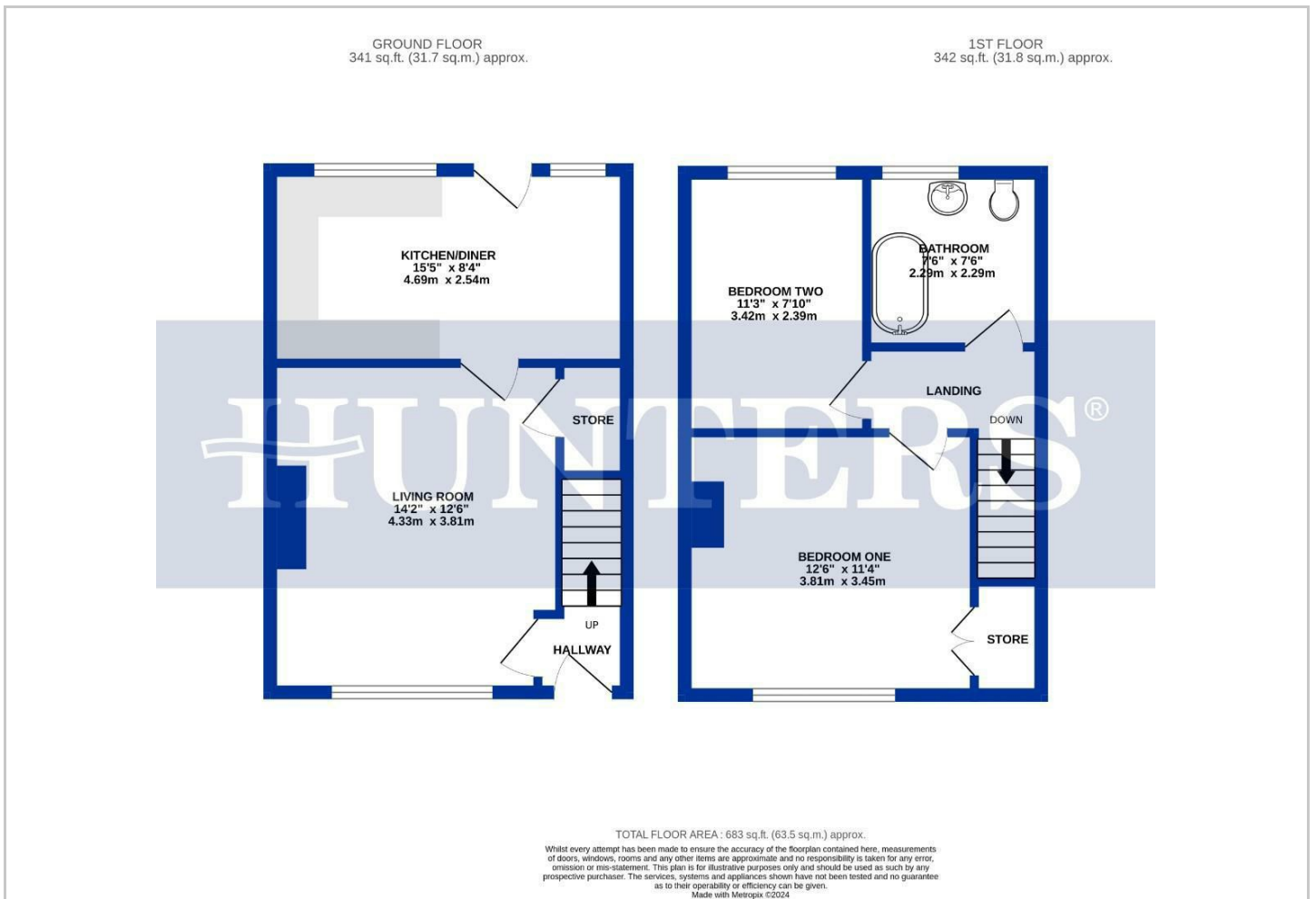
Hybrid Map



Terrain Map



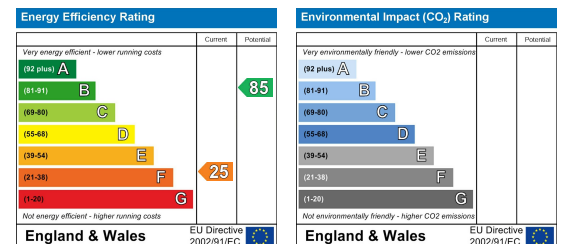
Floor Plan



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.