

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Inghams Avenue

Pudsey, LS28 7PG

£169,995



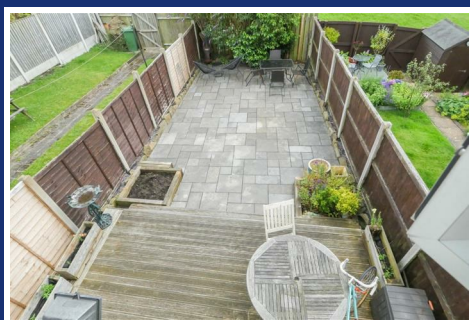
Council Tax: A



# 17 Inghams Avenue

Pudsey, LS28 7PG

£169,995



- Charming terraced house
- Two generous double bedrooms
- Spacious first bedroom with wardrobe
- Generous sized reception room
- Modern contemporary bathroom
- Fantastic private rear garden
- Near public transport links
- Close to local amenities
- Strong local community spirit
- Perfect first home

Charming terraced house in good condition, featuring two double bedrooms, a spacious living area, modern kitchen/diner, modern/contemporary bathroom, and a private rear garden, located near public transport and local amenities, ideal for couples, sharers, or first-time buyers.

Welcome to this charming terraced house now offered for sale, in good condition and ready to be loved by new owners! This property is a gem, offering a warm and inviting atmosphere with its two generous double bedrooms. The first bedroom is remarkably spacious and comes with a built-in cupboard/wardrobe, whilst the second features a beautiful laminated wood floor and is presently used as a home office.

The living area is a separate, generous sized LIVING room, featuring laminated wood flooring and an opening leading to the kitchen/diner. This gives the space an open and connected feel, perfect for entertaining or quiet nights in. The KITCHEN/DINER is a real highlight of the home. Offering dining space for those home-cooked meals, it boasts ample storage units, a handy worktop with sink, a built-in oven/hob, and space for a washer. Plus, the understairs cupboard provides that extra storage we all need. The stable style rear door adds a unique touch to the room.

The BATHROOM features a mains shower over the bath. It's a modern, white bathroom that adds to the overall contemporary feel of the property.

But let's not forget the outside! This property boasts a fantastic rear garden that's not overlooked, making it perfect for outdoor dining or simply enjoying a cup of tea on a sunny morning. It's paved and decked, for easy all year-round maintenance and has an open rear aspect, which is quite lovely.

Located near public transport links, local amenities, green spaces, and with various walking and cycling routes nearby, this property is ideal for couples, sharers, or first-time buyers. Plus, the strong local community spirit is just the cherry on top.

Make this house a home. It's waiting just for you!

Tel: 0113 257 6198

### KITCHEN/DINER

16'4" x 7'11" (5.00m x 2.42m)

### LIVING ROOM

13'4" x 13'1" (4.07m x 4.01m)

### BEDROOM ONE

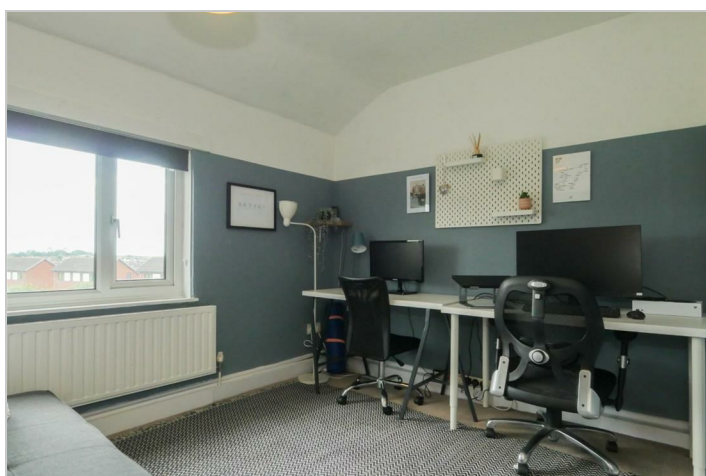
13'4" x 12'8" (4.07m x 3.87m)

### BEDROOM TWO

11'2" x 8'4" (3.41m x 2.56m)

### BATHROOM

5'11" x 5'2" (1.81m x 1.58m)



## Road Map



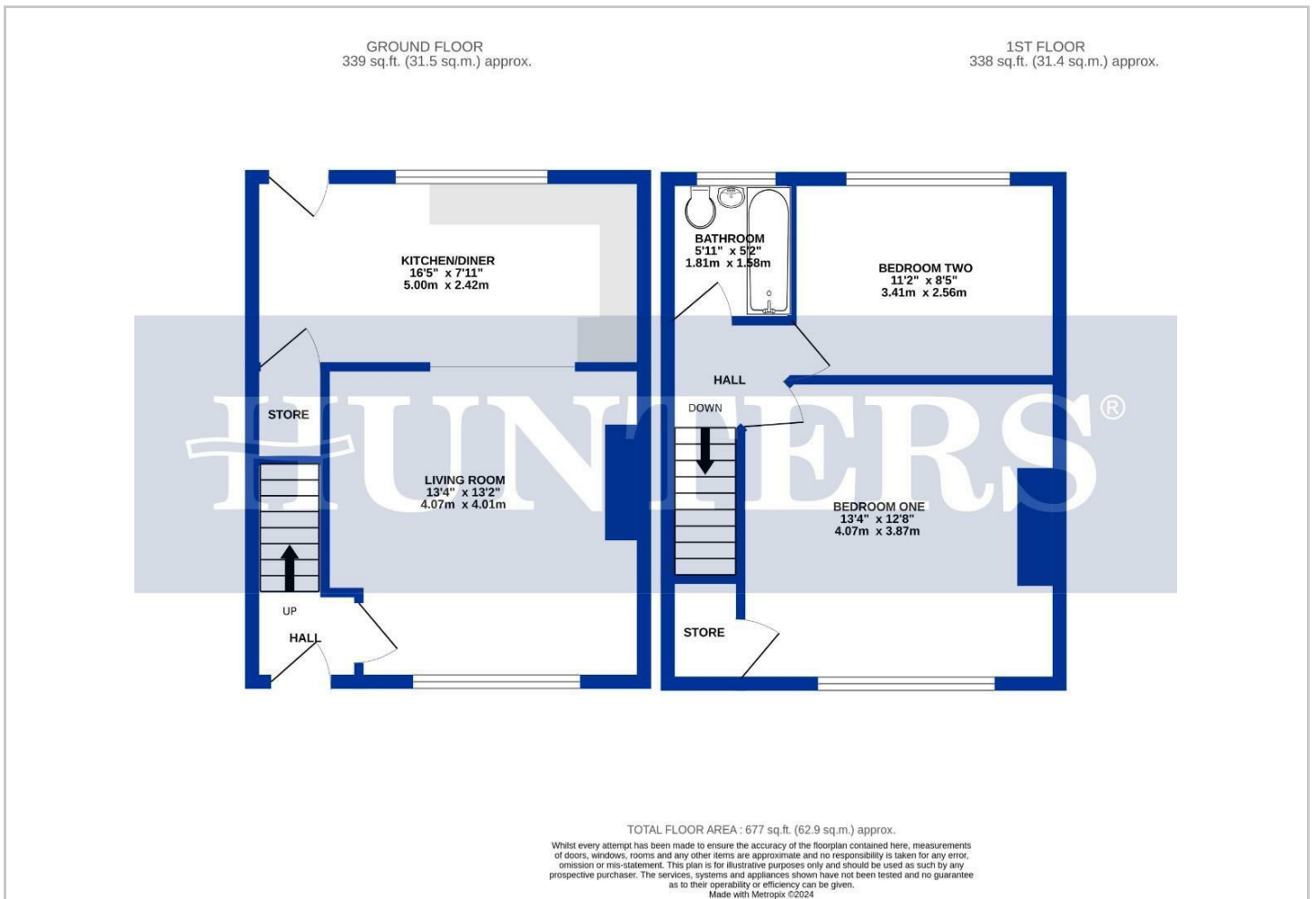
## Hybrid Map



## Terrain Map



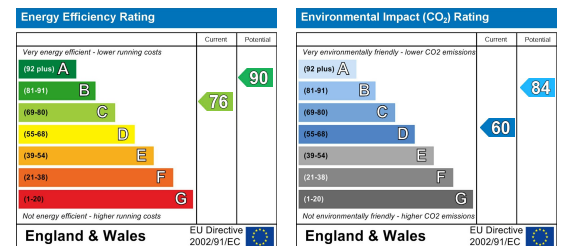
## Floor Plan



## 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.