

HUNTERS[®]

HERE TO GET *you* THERE



Ederoyd Avenue

LS28 7QY

By Auction £150,000



Council Tax: C



35 Ederoyd Avenue

LS28 7QY

By Auction £150,000



- Charming bungalow in good condition
- Spacious living room with bay window
- Modern kitchen with appliances
- Bright entrance hall with LED lighting
- Double bedroom with view of rear garden
- Second spacious bedroom
- Newly refurbished bathroom with heated towel rail
- Off-road parking available
- South-facing rear garden with decking
- No chain is involved

This charming **STONE FRONTED** bungalow is being offered for sale in good condition and with **NO CHAIN INVOLVED**. Boasting a spacious **LIVING ROOM** with a large front bay window, perfect for those seeking a comfortable living space with options for furniture layout. The bungalow features a modern **KITCHEN** with recently refurbished storage units, including a fridge/freezer, oven/hob/extractor and ample space for a washer. The property also offers a bright and welcoming entrance hall, complete with LED lighting.

With **TWO BEDROOMS**, including a double bedroom with ample natural light, this bungalow is perfect for a small family or individuals seeking extra space. Bedroom one, also offers a delightful view of the rear garden. The second bedroom is spacious, providing plenty of room for relaxation or a home office.

The **BATHROOM** has been newly refurbished and features a heated towel rail, adding a touch of luxury to your daily routine.

Externally, the property benefits from off-road parking and a south-facing rear garden with decking and a wooden shed. This offers the perfect space for outdoor entertaining or simply enjoying the sunshine.

Situated in a desirable location, this property benefits from public transport links, local amenities/sops are within 800 metres, and a strong local community. Cycling enthusiasts will also appreciate the nearby cycling routes and Pudsey railway station is within 1500 metres of the address.

A few unique features of this bungalow include off road parking for your convenience and a stunning stone fronted exterior.

Don't miss the opportunity to make this bungalow your new home. Contact us today to arrange a viewing.

***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £150,000* BIDDING CLOSSES 22 AUGUST 3PM * FEES APPLY ***

This charming **TWO** bedroom **SEMI** bungalow offers a spacious and well presented living space, modern kitchen with appliances and bathroom and a south-facing rear garden in a desirable location.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

18'5" x 11'7" (5.62 x 3.55)

KITCHEN

11'1" x 11'1" (3.39 x 3.38)

BEDROOM ONE

13'0" x 11'6" (3.97 x 3.51)

BEDROOM TWO

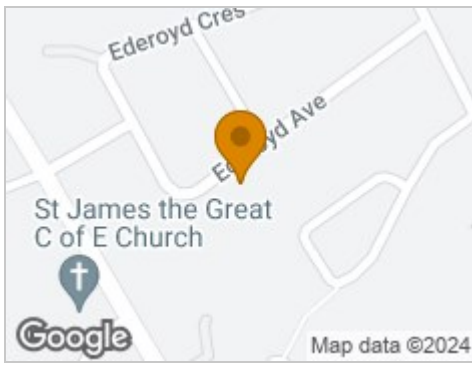
11'9" x 7'3" (3.59 x 2.22)

BATHROOM

13'4" x 4'0" (4.08 x 1.24)



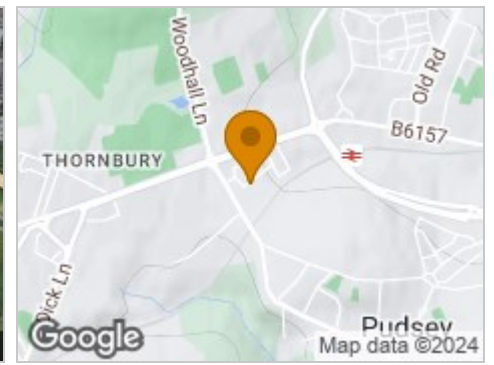
Road Map



Hybrid Map



Terrain Map



Floor Plan

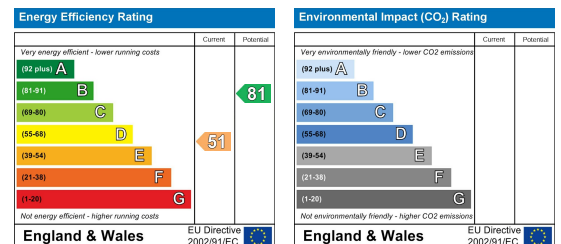
Total floor area 75.2 m² (809 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.