

# HUNTERS<sup>®</sup>

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## Highfield Crescent

Pudsey, LS28 7JJ

£149,950



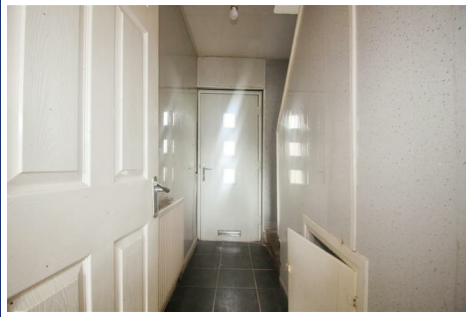
Council Tax: A



# 38 Highfield Crescent

Pudsey, LS28 7JJ

£149,950



- Brick semi detached
- Large corner plot
- No chain involved
- Potential for renovate
- Two reception rooms
- Blank canvas kitchen
- Bathroom needs updating
- Two spacious double bedrooms
- Excellent public transport links
- Garage and off road parking

Property Address: 38 Highfield Crescent

We advise that an offer has been made for the above property in the sum of £141,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 11 Church Lane, Pudsey, LS28 7LD

Agents Telephone Number: 0113 257 6198

Presenting this brick semi-detached property, currently listed for sale. While it requires modernising, it offers a fantastic opportunity to create a home tailored to your taste or to add value as an investment. The property stands on a large corner plot with off road parking and a garage at the rear, it is vacant with no chain involved, and offers potential for further development.

The layout of the house includes the entrance hall, two separate reception rooms. The first one enjoys a front window which allows the room to be filled with natural light. The second room has the added benefit of providing direct access to the garden, creating an indoor-outdoor living experience, ideal for the warmer months.

The property has kitchen that is currently a blank canvas, with no kitchen units or sink installed. It also provides a door to a side room, offering potential for additional space or a unique design feature.

Two spacious double bedrooms are available, one featuring a built-in cupboard for storage and the other incorporating a boiler cupboard. The bathroom needs updating, giving you the chance to create your personal perfect suite.

The property is ideally located in an urban area with excellent public transport links and nearby schools. Local amenities are within easy reach and green spaces and cycling routes are also available for outdoor enthusiasts. The strong local community adds to the charm of the area.

This property is ideal for couples looking to make their first step onto the property ladder or investors seeking a property with potential for added value.

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This semi-detached property on a large corner plot, requiring full modernisation, offers an excellent opportunity for customization or investment, featuring two reception rooms, a blank canvas kitchen and bathroom, two double bedrooms, and is ideally located near public transport, schools, and local amenities.

Tel: 0113 257 6198



## ENTRANCE HALL

## LIVING ROOM

11'4" x 11'1" (3.46 x 3.39)

## DINING ROOM

9'9" x 7'9" (2.99 x 2.38)

## KITCHEN

10'4" x 7'7" (3.16 x 2.32)

## UTILITY ROOM

11'11" x 5'9" (3.65 x 1.77)

## BEDROOM ONE

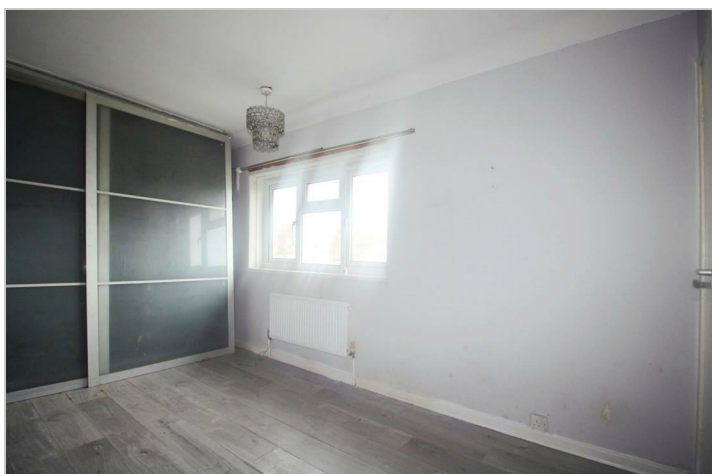
14'5" x 9'0" (4.40 x 2.75)

## BEDROOM TWO

11'4" x 9'10" (3.46 x 3.01)

## BATHROOM

7'9" x 5'7" (2.37 x 1.72)



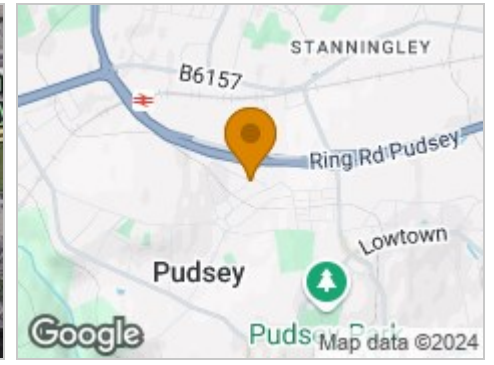
## Road Map



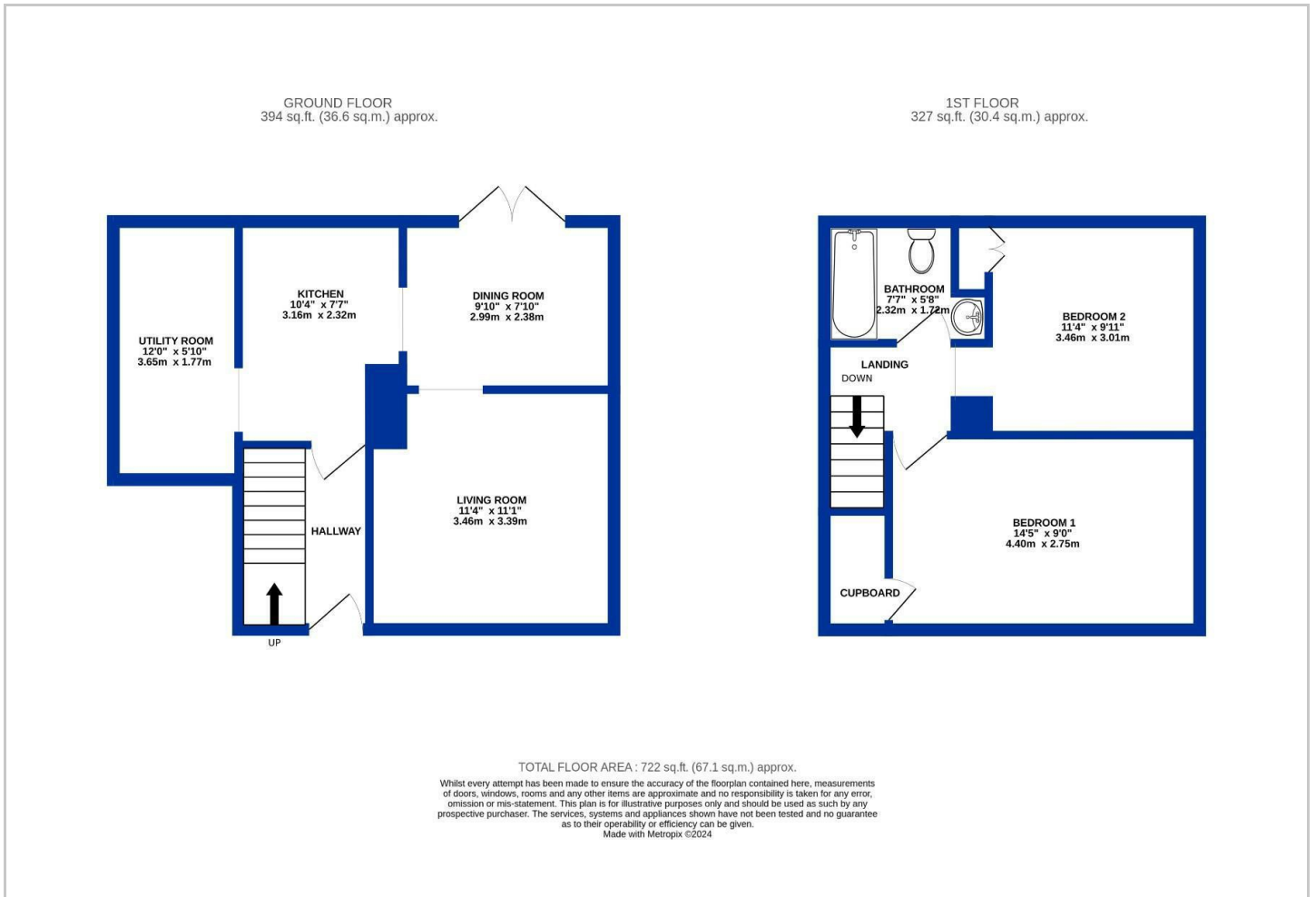
## Hybrid Map



## Terrain Map



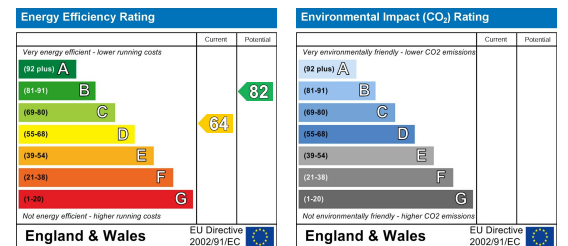
## Floor Plan



## 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.