

# HUNTERS®

HERE TO GET *you* THERE



## St. Vincent Road

Pudsey, LS28 9EW

Offers In The Region Of £325,000



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Council Tax:

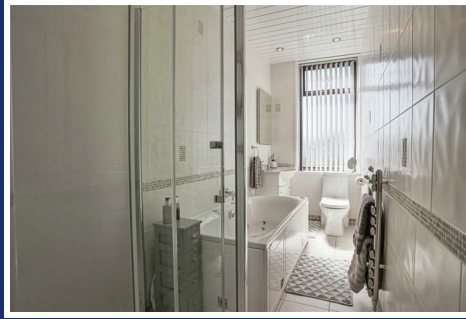




# 20 St. Vincent Road

Pudsey, LS28 9EW

## Offers In The Region Of £325,000



- Immaculate end stone terraced
- Four double bedrooms
- Two high spec bathrooms
- Stunning kitchen/dining area
- Basement gym/storage room
- Landscaped south-facing garden
- New gas ch boiler 2024
- Jacuzzi bath in main bathroom
- Quartz worktops in kitchen
- Convenient transport links/schools

Presenting this immaculate end STONE terraced property now for sale, which has been lovingly maintained and expertly updated by the present long-standing owners. This character property has numerous unique features, some original and lots added, including FOUR DOUBLE bedrooms, high spec bathrooms, a stunning kitchen/dining area, a basement gym/storage room, and a south-facing landscaped garden.

The property has been designed with comfort and style in mind. The LIVING room has high ceilings, a log-style fire with a remote, a twin front window, beautiful ceiling rose, shutters to windows, and original high skirtings. It offers a perfect space for entertaining or relaxing in a sophisticated setting.

The heart of the house is the KITCHEN/DINING is a chef's dream come true. Recently refurbished with good natural light, dining space, quartz worktops, high specification integrated appliances, a spacious corner utility cupboard, and a range oven(negotiable). High gloss units/drawers and LED lighting add a touch of contemporary style.

The house has FOUR double bedrooms. Bedroom one is spacious with built-in wardrobes, quality fitted furniture, and natural light. Bedroom two is a double, which is currently used as a snug; a perfect retreat. Bedrooms three and four on the top floor are equally impressive, both featuring Velux type windows, LED lighting, and built-in furniture. plus, access to eaves storage space. Both rooms separate doors leading to the JACK & Jill BATHROOM, which has a separate shower, toilet and hand basin

The main house BATHROOM is an oasis of luxury with a jacuzzi bath, four-piece suite, separate shower cubicle, motion sensor lighting, separate bath, and a toilet & washbasin.

The property is a true family home which also has a very useful basement room, accessed from the kitchen, currently used as a gym and offers ample internal storage space. The lovely SOUTH-FACING garden is fully landscaped with a raised sun patio, a feature working cast iron Victorian lamp post, and a secure storage unit. Below the patio is a flat area with artificial grass and a secure storage unit, which has previously housed bikes with access via a private side passage.

Located conveniently close to public transport links, nearby schools, walking routes, and cycling routes, this property is ideal for families and couples alike, looking for a home that offers so much and more.

An immaculate end of terrace character property featuring four double bedrooms, high spec bathrooms, a stunning kitchen/dining area, a basement gym/storage room, and a south-facing garden, designed for comfort and style with modern amenities and conveniently located near public transport, schools, and recreational routes.

Tel: 0113 257 6198

## LIVING ROOM

14'7 x 11'2 (4.45m x 3.40m)

## KITCHEN

14'6 x 14'4 (4.42m x 4.37m)

## MAIN BEDROOM

14'5 x 12'1 (4.39m x 3.68m)

## BEDROOM 2

12'6 x 9'3 (3.81m x 2.82m)

## BEDROOM 3

14'7 x 12'8 (4.45m x 3.86m)

## BEDROOM 4

14'7 x 12'4 (4.45m x 3.76m)

## HOUSE BATHROOM

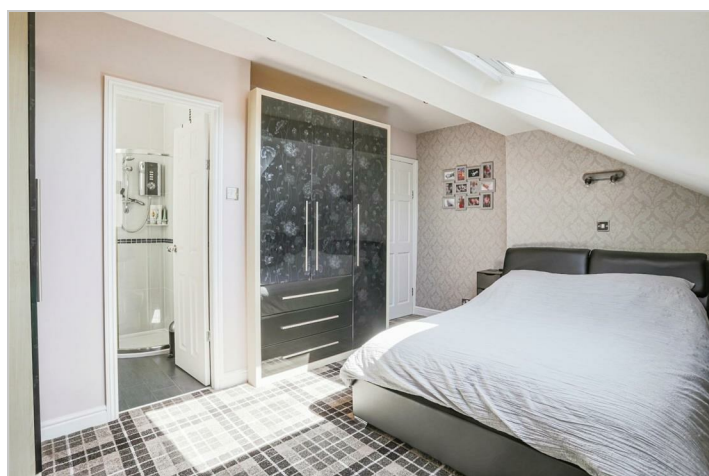
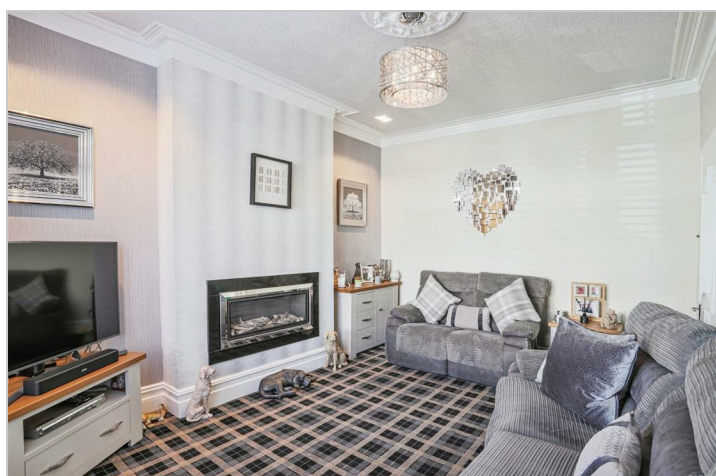
14'6 x 5'3 (4.42m x 1.60m)

## EN-SUITE

5'11 x 5'7 (1.80m x 1.70m)

## BASEMENT

14'8 x 14'6 (4.47m x 4.42m)



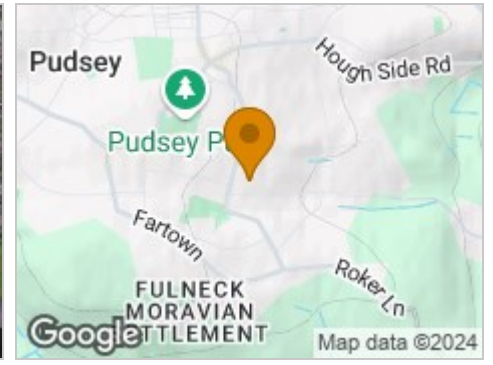
## Road Map



## Hybrid Map



## Terrain Map



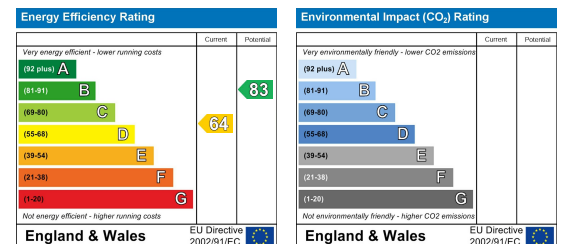
## Floor Plan



## 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.