

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ederoyd Mount

Pudsey, LS28 7QX

£279,995



Council Tax: C



# 5 Ederoyd Mount

Pudsey, LS28 7QX

£279,995



- Extended semi detached house
- Two spacious reception rooms
- Extended kitchen with dining area
- Downstairs wc
- Three generous bedrooms
- Fitted wardrobes in 2 bedrooms
- Planning permission granted for double dormer extension
- Serene rear garden
- Detached Garage with pitched roof
- CCTV security system

This extended semi-detached property for sale features three bedrooms, two reception rooms, downstairs wc, an extended kitchen/diner, a serene rear garden, and unique amenities like a garage, CCTV security, and convenient urban location with strong community ties.

Welcome to this extended semi-detached property that is now currently for sale. It's in good condition and ready for you to make your own. The home has two lovely reception rooms, a kitchen, three bedrooms, and a bathroom.

Entering the property from a front porch into the entrance hall. The first reception room is quite spacious, filled with light from a large window, and features doors leading to the sitting room. The second reception room doubles as a dining/sitting room, with doors that lead to the serene rear garden and a convenient downstairs toilet.

The kitchen is an absolute delight, extended for extra space and featuring plenty of storage units and worktops with a sink. There's also room for a cosy dining area where you can enjoy your meals.

The three good sized bedrooms offer plenty of space for a family or a couple. Two of these are generous double rooms, each with fitted wardrobes for optimal storage. The third bedroom is a spacious single room, perfect for a child's room or home office. The bathroom features a pristine white suite with shower taps over the bath.

Unique features of this property include a detached garage, parking, a garden, CCTV security, PVC double glazing, gas central heating, The concrete imprinted drive leads to a detached garage with a pitched roof, light, and power. The rear garden, complete with grass and paving, offers a peaceful retreat near the heart of the city.

The house is ideally located with public transport links, nearby schools, local amenities, a strong local community, urban area and cycling routes. It's an ideal home for families and couples alike.

Tel: 0113 257 6198



## PORCH

## ENTRANCE HALL

## LIVING ROOM

21'8" x 12'4" (6.62 x 3.78)

## DINING /SITTING ROOM

19'8" x 10'8" (6.01 x 3.27)

## DOWNSTAIRS WC

8'0" x 4'6" (2.44 x 1.39)

## KICHEN/DINER

22'2" x 8'0" (6.78 x 2.44)

## BEDROOM ONE

13'5" x 12'10" (4.09 x 3.92)

## BEDROOM TWO

13'5" x 8'4" (4.09 x 2.56)

## BEDROOM THREE

9'7" x 6'5" (2.93 x 1.96)

## BATHROOM

6'5" x 6'3" (1.96 x 1.92)



## Road Map



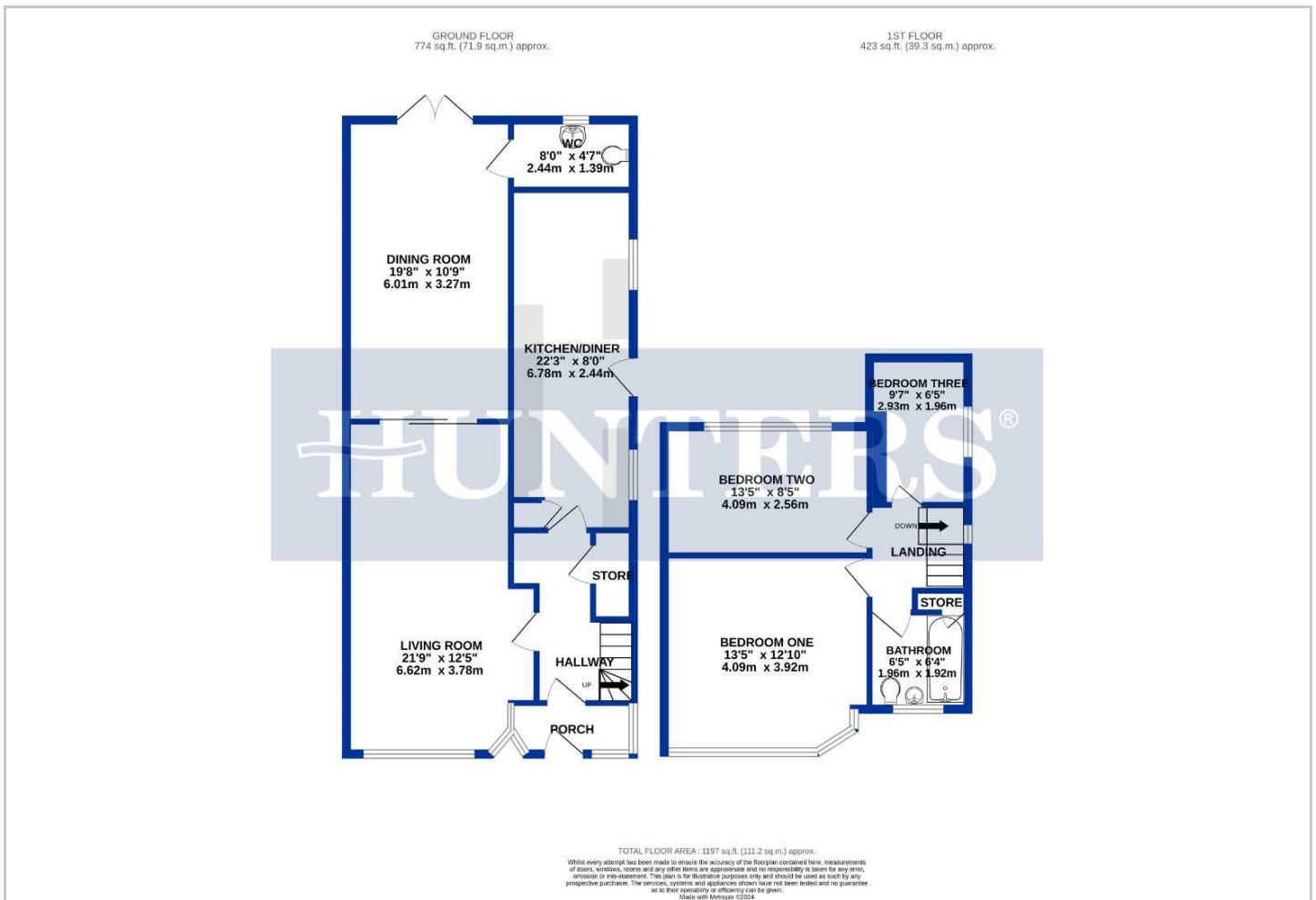
## Hybrid Map



## Terrain Map



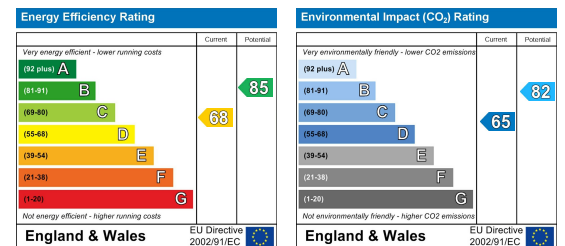
## Floor Plan



## 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.