

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Inghams View

Pudsey, LS28 7UN

£140,000



Council Tax: A



# 8 Inghams View

Pudsey, LS28 7UN

£140,000



- Mid stone terraced
- Front garden area
- High ceilings
- Open-plan reception room
- Rustic stone floor
- Spacious double bedroom
- Built-in wardrobes
- PVC double glazing
- Perfect first home
- No chain is involved

This charming terraced house in a peaceful and friendly neighbourhood features high ceilings, an open-plan reception room with rustic stone flooring, a spacious double bedroom with built-in wardrobes, and benefits from no onward chain, PVC double glazing, combination gas central heating, and excellent access to local amenities and transport links.

This delightful stone terraced house is on the market and looking for a loving owner. It's in good condition and ready to be your new home. The property has a welcoming feel to it which is perfect for couples or single buyers looking for a peaceful and friendly neighbourhood.

As you walk into the entrance lobby, you'll notice straight away the high ceilings that give a lovely sense of space. The house features a comfortable open-plan RECEPTION room that combines seamlessly with the kitchen area. The stone floor gives a rustic charm and the kitchen units provide plenty of storage. There's even space for your fridge freezer, a gas cooker and a dishwasher. A special feature of this room is the inset living flame gas fire and a door leading to a storage cellar, a useful addition offering extra storage space.

The house offers one spacious DOUBLE bedroom, complete with built-in wardrobes - perfect for keeping the room tidy and organised. The bedroom is bright, receiving plenty of natural light through the large front window. A charming feature cast iron fireplace adds a cosy touch to the room.

The BATHROOM features a white suite, a heated towel rail for that extra luxury and shower taps over the bath.

Outside, there's a front garden area where you can enjoy some fresh air, with a bin store. The property benefits from PVC double glazing and combination gas central heating. Another huge plus is that there's no onward CHAIN involved.

The location is fantastic. You'll have easy access to public transport links, local amenities and green spaces. There are great walking and cycling routes nearby, perfect for outdoor enthusiasts. This home is part of a strong local community, offering peace and tranquillity.

This property is a real gem with features like high ceilings, a storage cellar and no onward chain. It's a must-see!

Tel: 0113 257 6198



**LIVING ROOM/KITCHEN**  
15'2" x 13'1" (4.64m x 3.99m)

**CELLAR**  
12'0" x 8'11" (3.66m x 2.74m)

**BEDROOM**  
15'2" x 10'7" (4.64m x 3.25m)

**BATHROOM**  
6'9" x 5'10" (2.08m x 1.78m)



## Road Map



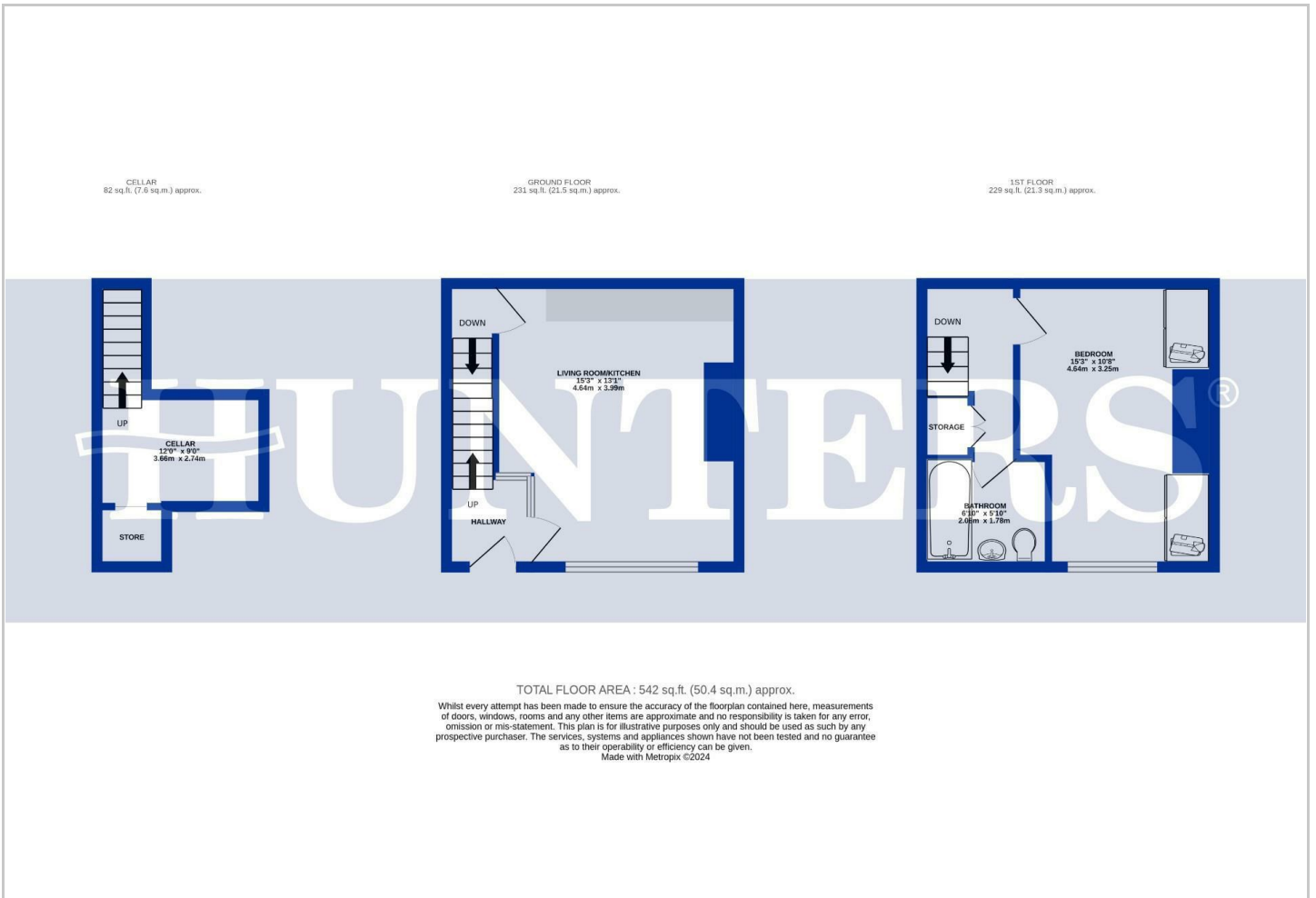
## Hybrid Map



## Terrain Map



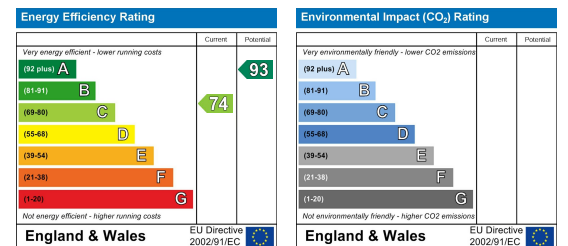
## Floor Plan



## 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.