

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Valley Road

Pudsey, LS28 9ER

£225,000



Council Tax: C



# 46 Valley Road

Pudsey, LS28 9ER

£225,000



- Three spacious bedrooms
- Elegant entrance hallway
- Traditional fireplace in reception
- Oak wood kitchen units
- Main bedroom ensuite
- Convenient public transport links
- Nearby local amenities
- Walking routes access
- On-street parking
- Brick shed for storage

This splendid semi-detached house, perfect for families, couples, and first-time buyers, features three bedrooms, including a main bedroom with ensuite, a spacious reception room with a traditional fireplace, and a kitchen with oak units, all conveniently located near public transport, amenities, and schools.

A splendid semi-detached house, perfect for families, couples, and first-time buyers. This property is unfurnished, allowing you to add your personal touch and make it feel like home. The property features three bedrooms, one bathroom, one kitchen, and living room, all tastefully designed to offer comfort and functionality.

As you enter the house, you're greeted by an entrance hallway with stairs rising to the first floor. The living room is spacious and welcoming, complete with a traditional fireplace that promises cosy evenings in and beamed ceilings adding a touch of character and charm to the property. The kitchen is fitted with oak wood units and wooden worktops, providing ample storage and workspace. The integrated oven and hob are perfect for those who enjoy cooking. Additionally, there is space for a washer and a fridge, and an under stairs cupboard for extra storage. The dining area within the kitchen is perfect for family meals or dinner parties.

The house offers three bedrooms: two double rooms and a single room. The main bedroom is a double room with spot lighting and room for a double bed. It also boasts an ensuite shower room with a heated towel rail. The house bathroom features a three-piece white suite including a bath, wash basin, and is adorned with travertine tiled walls and a heated towel rail.

The property is located within convenient distance of public transport links, local amenities, schools, and walking routes. The council tax band is C. The front of the house is paved, with a stone cobble path leading to Valley Road, where there is on-street parking. The property also features a brick shed for additional storage. Don't miss this fantastic opportunity!

Tel: 0113 257 6198

## LIVING ROOM

15'0" x 17'10" (4.58 x 5.44)

## KITCHEN DINING

13'1" x 17'10" (4.00 x 5.44)

## BEDROOM ONE

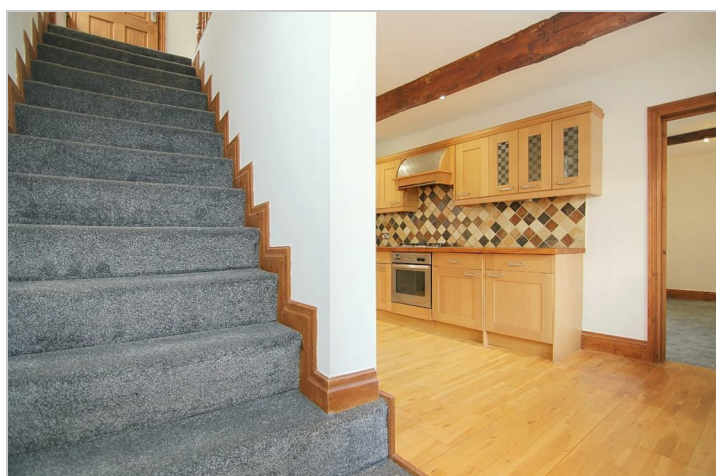
10'5" x 16'11" (3.19 x 5.18)

## BEDROOM TWO

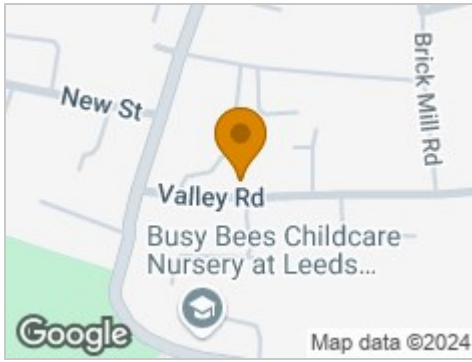
10'8" x 7'10" (3.26 x 2.41)

## BEDROOM THREE

8'5" x 6'3" (2.57 x 1.93)



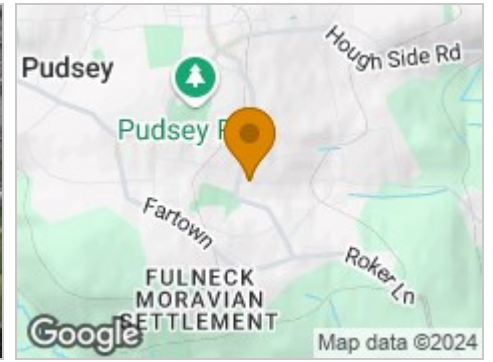
## Road Map



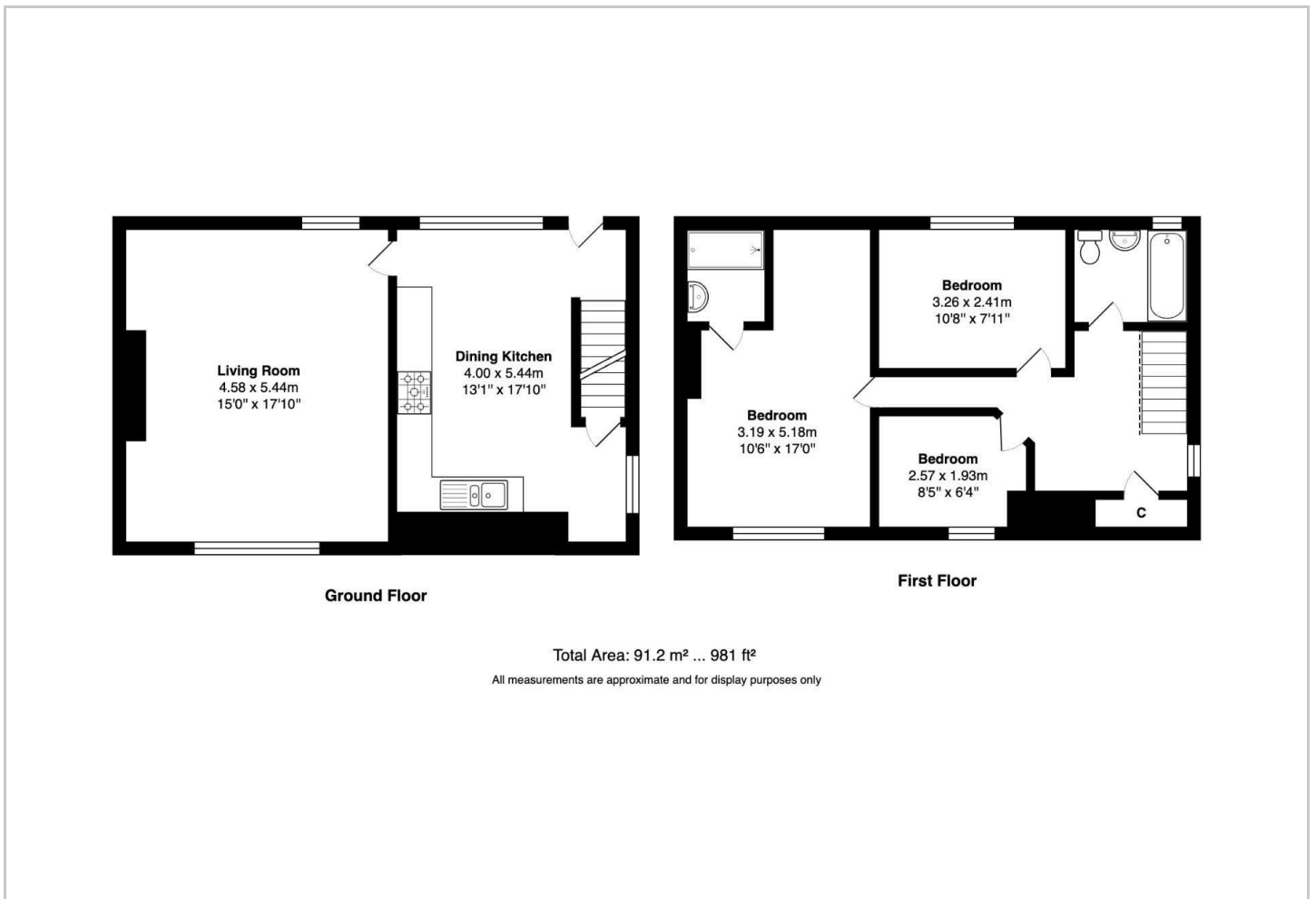
## Hybrid Map



## Terrain Map



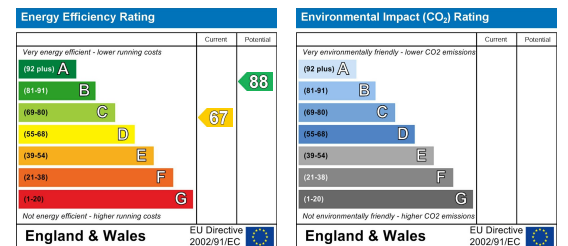
## Floor Plan



## 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.