

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fulneck Court

Pudsey, LS28 8SB

£415,000



Council Tax: D



# 34 Fulneck Court

Pudsey, LS28 8SB

£415,000



- Immaculate DETACHED house
- Cosy reception room
- Landscaped suntrap garden
- Open-plan kitchen diner
- Double BOSCH oven
- THREE bedrooms
- Ensuite shower room
- Modern family bathroom
- EV charging and parking
- Sought-after location

Welcome to this absolutely IMMACULATE detached house, a splendid property that is now available for sale. This house is truly a home, boasting an array of unique features that make it stand out.

The property contains a cosy LIVING ROOM that flows effortlessly into a conservatory, providing a wonderful space for relaxation. The room is decorated with cosy carpet flooring, an electric fireplace, and a beautiful marble mantle, adding a touch of elegance to the space. The CONSERVATORY also provides access to the garden, which is a landscaped suntrap, perfect for those sunny days.

The open-plan KITCHEN DINER is flooded with natural light, providing a bright and welcoming environment. Space for dining ensures family meals are a joy, while plenty of fitted storage keeps everything tidy. Modern glossy units, integrated appliances, and a double BOSCH oven make this kitchen a cook's dream. A composite stable door provides easy access to the garden, making alfresco dining a breeze.

This home offers THREE bedrooms. Bedroom one is a bright and airy double room, bedroom two a single room with a lovely garden view, and bedroom three a double room boasting large, fitted wardrobes and an ensuite shower room. The ENSUITE to the main bedroom features a rain shower and a heated towel rail within a calming tiled suite. Each bedroom presents a unique charm, perfect for both families and couples.

The property also features a main house BATHROOM. The family bathroom is a good size, decorated tastefully with a modern and neutral suite. It features a practical combi shower/bath and a heated towel rail, ensuring warmth and comfort. There is also the handy addition of a DOWNSTAIRS W/C for any guests!

Extra features include EV Charging and 2x off-street parking, a DETACHED GARAGE and a landscaped, low maintenance garden. The property is located in a sought-after location, with public transport links, nearby schools, local amenities, and walking routes all within reach.

Every detail of this property has been carefully considered, creating a truly wonderful home that is ready and waiting for its new owners!

Tel: 0113 257 6198



PORCH

HALLWAY

KITCHEN DINER

20'9" x 9'7" (6.33m x 2.93m)

LIVING ROOM

15'6" x 10'9" (4.74m x 3.30m)

CONSERVATORY

8'10" x 8'7" (2.71m x 2.63m)

DOWNSTAIRS W/C

5'10" x 2'9" (1.80m x 0.85m)

LANDING

BATHROOM

7'8" x 6'5" (2.36m x 1.96m)

BEDROOM ONE

10'10" x 9'6" (3.31m x 2.92m)

ENSUITE

6'0" x 5'9" (1.84m x 1.76m)

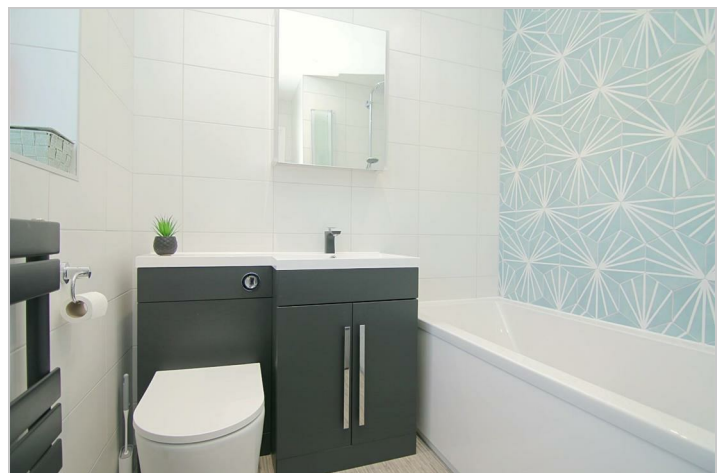
BEDROOM TWO

10'11" x 8'8" (3.35m x 2.66m)

BEDROOM THREE

9'9" x 7'8" (2.99m x 2.36m)

GARAGE



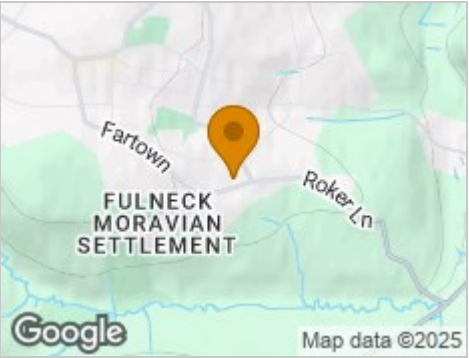
Road Map



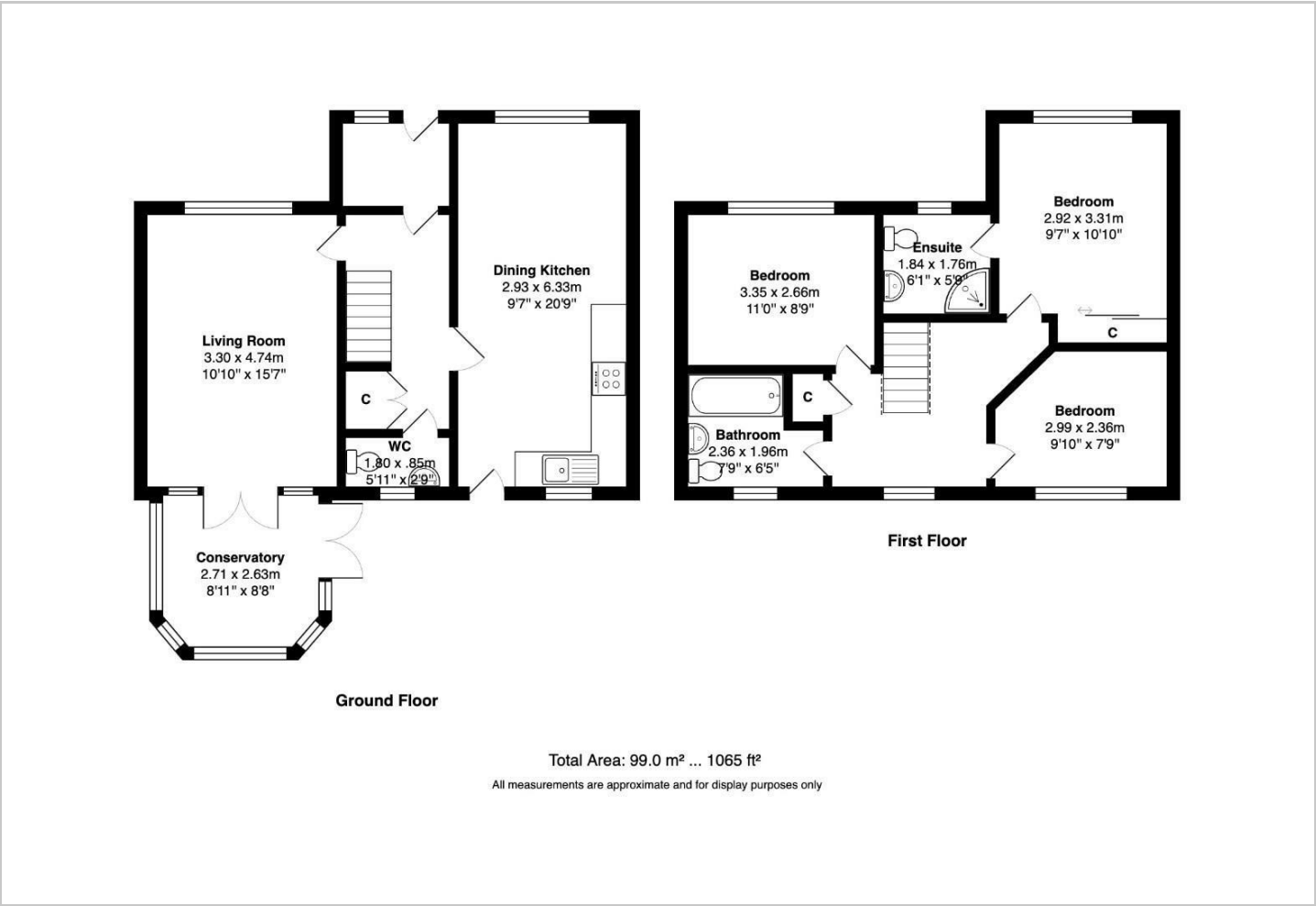
Hybrid Map



Terrain Map



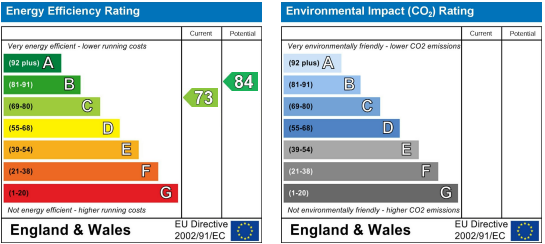
Floor Plan



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.