

HUNTERS®

HERE TO GET *you* THERE



Milner Fold

Pudsey, LS28 8LS

£160,000



Council Tax: A



24 Milner Fold

Pudsey, LS28 8LS

£160,000



- Hidden location near town centre
- Perfect for first time buyers, couples, or investors
- Two bedrooms
- Large kitchen with dining space
- Nearby parks and amenities
- Access to large cellar
- No busy through traffic
- Traditional fireplaces
- Practical bathroom with shower
- Lovely rear view of Leeds

Welcome to this DELIGHTFUL through by light TERRACE, nestled in a blissful hidden location near Pudsey Town Centre. This property is your SECRET ESCAPE from the hustle and bustle, with no busy through traffic, yet with the comfort of public transport links, nearby schools and local amenities at your fingertips. On sunny days, you'll be spoilt for choice with nearby parks and a lovely view from the rear of the property.

Step inside to find a neutrally decorated haven that's just waiting for your personal touch. The house features a well-sized KITCHEN, offering lots of storage and space for dining. Adding to its charm is direct access to a large CELLAR – perfect for additional storage or a potential wine cellar.

The cosy LIVING ROOM is bathed in natural light, showcasing a traditional fireplace that gives the room a warm and inviting feel. It's the perfect family room, with carpet flooring and outlooks to lots of greenery, creating a peaceful ambience.

The property offers TWO BEDROOMS, the first of which is a double room with fitted wardrobes, another beautiful fireplace and a lovely view of Leeds. The second, a single room, could also serve as a potential HOME OFFICE or nursery, complete with carpet flooring throughout. Completing the house is a practical BATHROOM with a neutral design, combi shower/bath and a clean and refreshing feel.

Ideal for FIRST TIME BUYERS, COUPLES, or INVESTORS, this property offers a council tax band A. With its unique features and prime location, this house truly is a hidden gem. Don't miss out on this fantastic opportunity to make this house your home.

This CHARMING through by light TERRACE, located in a tranquil area near Pudsey Town Centre, offers a spacious kitchen, cosy reception room with a traditional fireplace, two bedrooms, and convenient access to public transport and amenities, making it an ideal choice for first-time buyers, investors, or couples seeking a peaceful yet well-connected home.

Tel: 0113 257 6198

KITCHEN/DINER

12'8" x 10'0" (3.88 x 3.05m)

LIVING ROOM

12'3" x 10'0" (3.74 x 3.05m)

LANDING

BEDROOM ONE

12'3" x 10'0" (3.74 x 3.05m)

BEDROOM TWO

10'0" x 5'4" (3.05 x 1.65m)

BATHROOM

7'3" x 4'9" (2.23 x 1.47m)

CELLAR SPACE 1

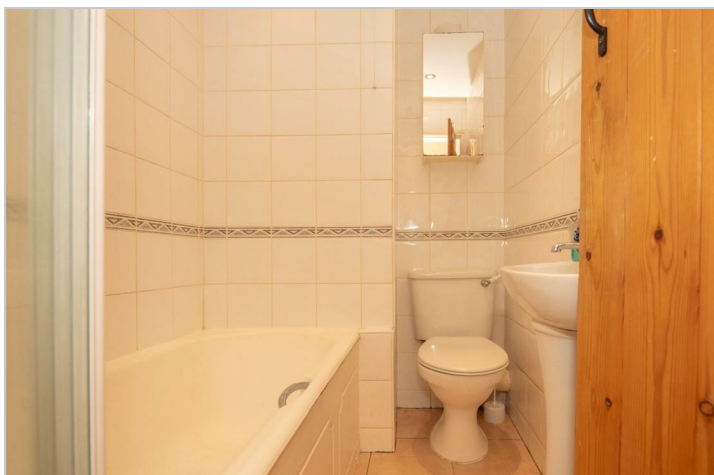
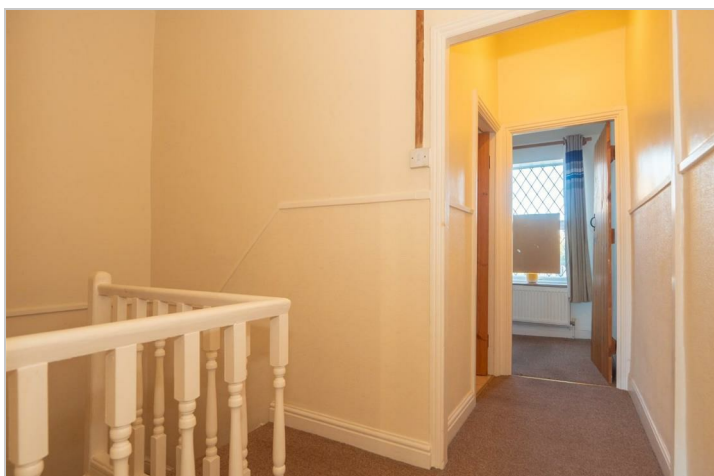
15'3" x 10'0" (4.67 x 3.05m)

CELLAR SPACE 2

9'0" x 5'1" (2.75 x 1.57m)

CELLAR SPACE 3

12'8" x 10'0" (3.88 x 3.05m)



Road Map



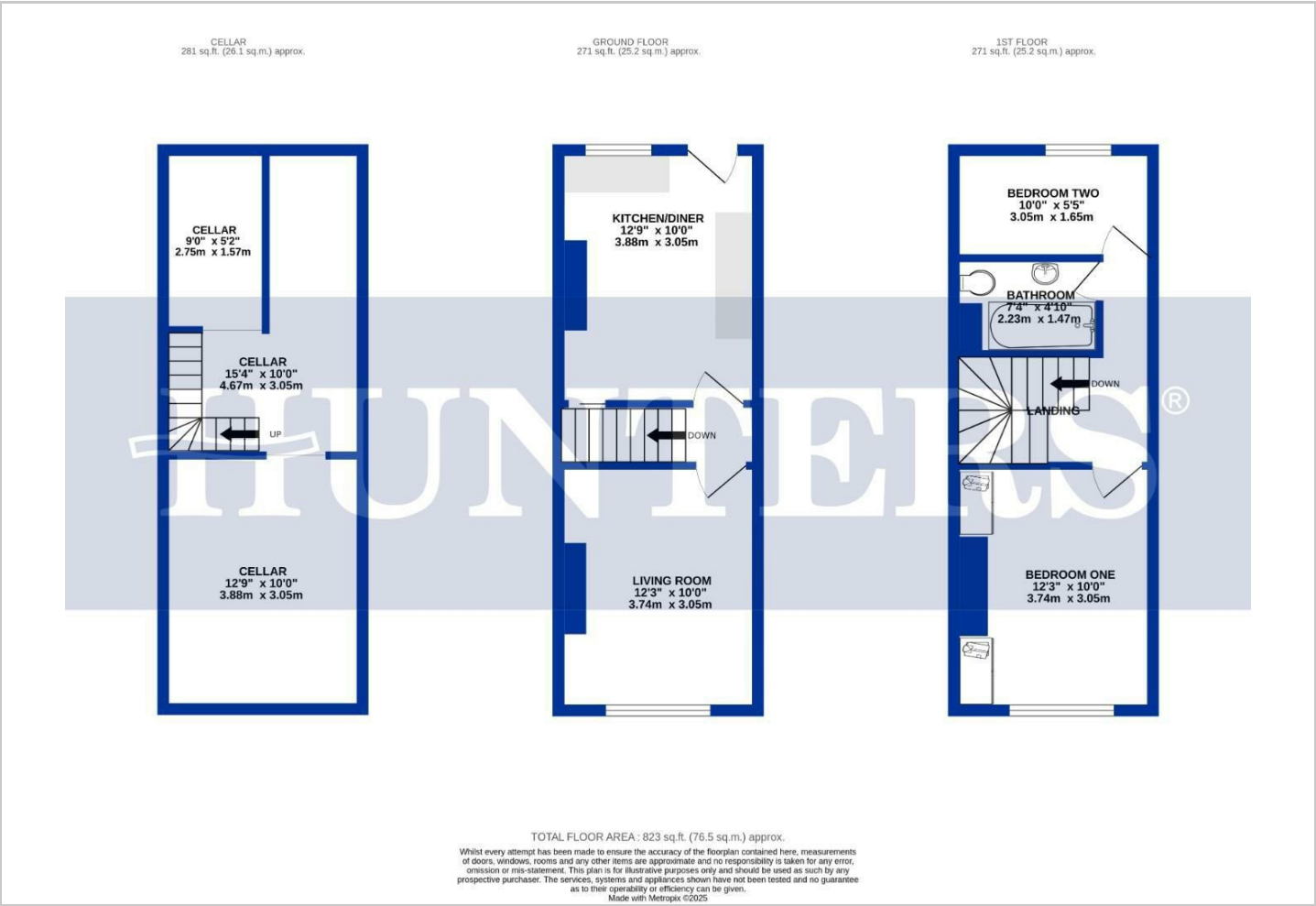
Hybrid Map



Terrain Map



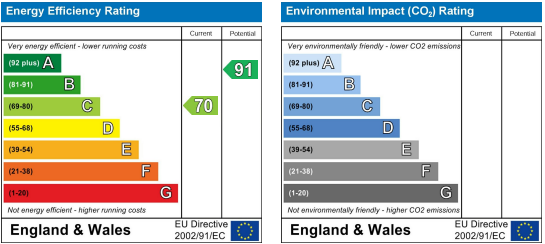
Floor Plan



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.