

# HUNTERS®

HERE TO GET *you* THERE



Priestley Drive

Pudsey, LS28 9NQ

£285,000



Council Tax: C

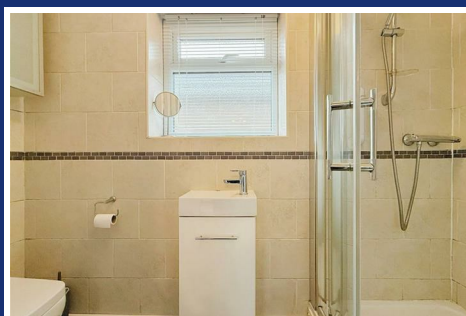




# 26 Priestley Drive

Pudsey, LS28 9NQ

£285,000



- Detached Bungalow
- Three bedrooms
- Open-plan living and dining room
- Well presented finish throughout
- Modern kitchen design
- Solar panels
- Ensuite shower room and house bath
- Garage and off-street parking
- High EPC rating
- Practical yet tranquil location

Welcome to this delightful DETACHED Bungalow which is up for sale. It's a neutrally decorated property that exudes a warm and welcoming feel. This beautiful abode comprises THREE bedrooms, one OPEN-PLAN reception room, and a modern kitchen, all of which are seamlessly designed to provide the perfect blend of comfort and style.

The heart of the home is the OPEN-PLAN reception room. It's an inviting space with room for a DINING AREA, French doors to the front, and a cosy gas fireplace. The large L-shaped layout and carpet flooring throughout add to the homely vibe. The KITCHEN is tastefully designed with modern and sleek units, a double oven, an induction hob, and a tiled splashback.

The property benefits from up to THREE bedrooms. Bedroom one is a spacious double with fitted mirror wardrobes and lovely blinds for those lazy Sunday mornings. Bedroom two, while officially a spacious single, can fit a double bed if required and is bright and inviting. Bedroom three is a large double room bathed in natural light, with stunning French doors leading to the rear of the property. Currently used as a gym, this versatile room also boasts a SHOWER ROOM ENSUITE for added convenience.

The BATHROOM is a calming and fresh space with a neutral tiled suite, a soothing bath and a heated towel rail.

This Bungalow benefits from an impressive EPC rating of B and boasts unique features such as a GARAGE, off-street parking, and an overall 'ready to move into' finish. The property also features solar panels, of which the electricity goes back into the house and makes for an economical buy. There's the added bonus of nearby public transport links, excellent schools, local amenities, and parks all within close proximity. The property is in a sought-after, tranquil location, ideal for first-time buyers, families, and downsizers alike.

If you are looking for a home with character and charm, then this could be the perfect property for you. Don't miss out on this opportunity to own a piece of tranquil living!

This charming DETACHED bungalow, featuring THREE bedrooms, a modern kitchen, and an OPEN-PLAN reception room with a cosy fireplace, is located in a tranquil area with excellent amenities, offering an ideal opportunity for first-time buyers, families, or downsizers seeking a warm and welcoming home.

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM / DINING AREA

20'8" x 18'3" (6.30 x 5.58m)

## KITCHEN

8'5" x 10'4" (2.57 x 3.17m)

## BATHROOM

5'4" x 6'5" (1.64 x 1.98m)

## BEDROOM ONE

10'1" x 12'9" (3.08 x 3.90m)

## BEDROOM TWO

7'3" x 10'1" (2.23 x 3.08m)

## BEDROOM THREE

15'3" x 8'10" (4.66 x 2.71m)

## SHOWER ROOM ENSUITE

3'1" x 8'10" (0.95 x 2.71m)

## GARAGE



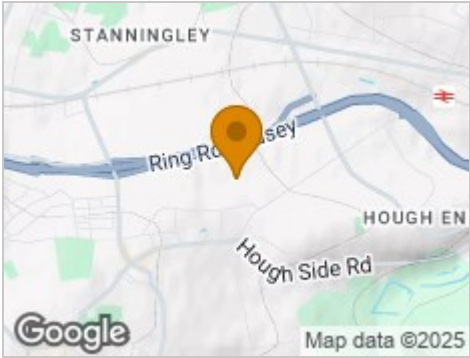
Road Map



Hybrid Map



Terrain Map



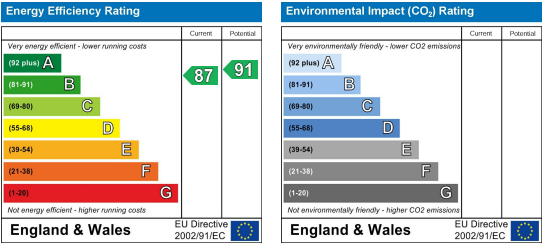
Floor Plan



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.