

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Moorland Road

Pudsey, LS28 8EJ

£210,000



Council Tax: C



# 80 Moorland Road

Pudsey, LS28 8EJ

£210,000



- Highly sought-after location
- Excellent transport links
- Nearby schools and parks
- South-facing rear garden
- Off-street parking facilities
- Two spacious reception rooms
- Blank canvas
- Large bay windows
- Potential for open-plan living
- Investment opportunity

Welcome to this charming semi-detached house for sale; a delightful property that's just waiting for someone to add their own personal touch. This house is an absolute gem, located in a highly sought-after area with excellent public transport links, local amenities, nearby schools and parks.

The property currently needs modernising and presents an exciting blank canvas opportunity for both investors and families. The house offers well-sized rooms and a low maintenance south-facing rear garden. The added benefit of parking facilities is a real bonus.

The interior boasts a welcoming layout with two inviting reception rooms. The first reception room has the potential to be transformed into an open-plan living space, complete with a patio door leading to the garden. The second reception room is wonderfully spacious with a large bay window and a charming tiled fireplace mantle.

The functional kitchen, with its pantry space and potential to extend, could be knocked through to create a larger, more modern space. It also conveniently has side door access.

Upstairs, you will find three bedrooms; two doubles and a single. The large main bedroom features a beautiful feature bay window, while the second bedroom benefits from fitted mirror wardrobes and plenty of natural light. The single bedroom could easily be a lovely bedroom or converted into a nursery / home office.

The family bathroom albeit functional, features a separate W/C and has scope to be knocked through and create a well-sized haven for relaxation.

Overall, this property, with an EPC rating of D and council tax band C, is a fantastic investment opportunity. With its unique features and masses of potential, it truly is a house that you can make a home.

This charming semi-detached house in a highly sought-after area offers a fantastic investment opportunity, featuring well-sized rooms, a south-facing garden, parking facilities, and potential for modernization, making it ideal for investors and families alike.

## HALLWAY

## LIVING ROOM

12'0" x 14'3" (3.66 x 4.36m)

## DINING ROOM

10'11" x 12'0" (3.34 x 3.66m)

## KITCHEN

6'5" x 8'10" (1.98 x 2.70m)

## LANDING

## W/C

5'1" x 2'3" (1.56 x 0.70m)

## BATHROOM

7'9" x 5'6" (2.38 x 1.69m)

## BEDROOM ONE

12'0" x 14'3" (3.66 x 4.36m)

## BEDROOM TWO

9'11" x 12'0" (3.03 x 3.66m)

## BEDROOM THREE

5'7" x 8'2" (1.72 x 2.50m)



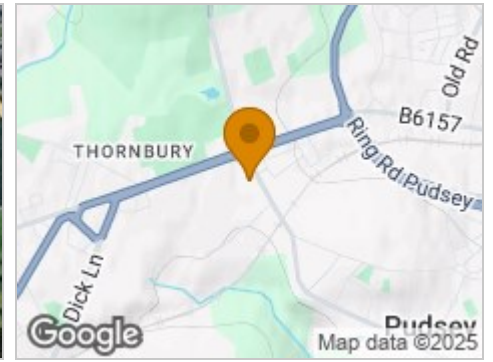
## Road Map



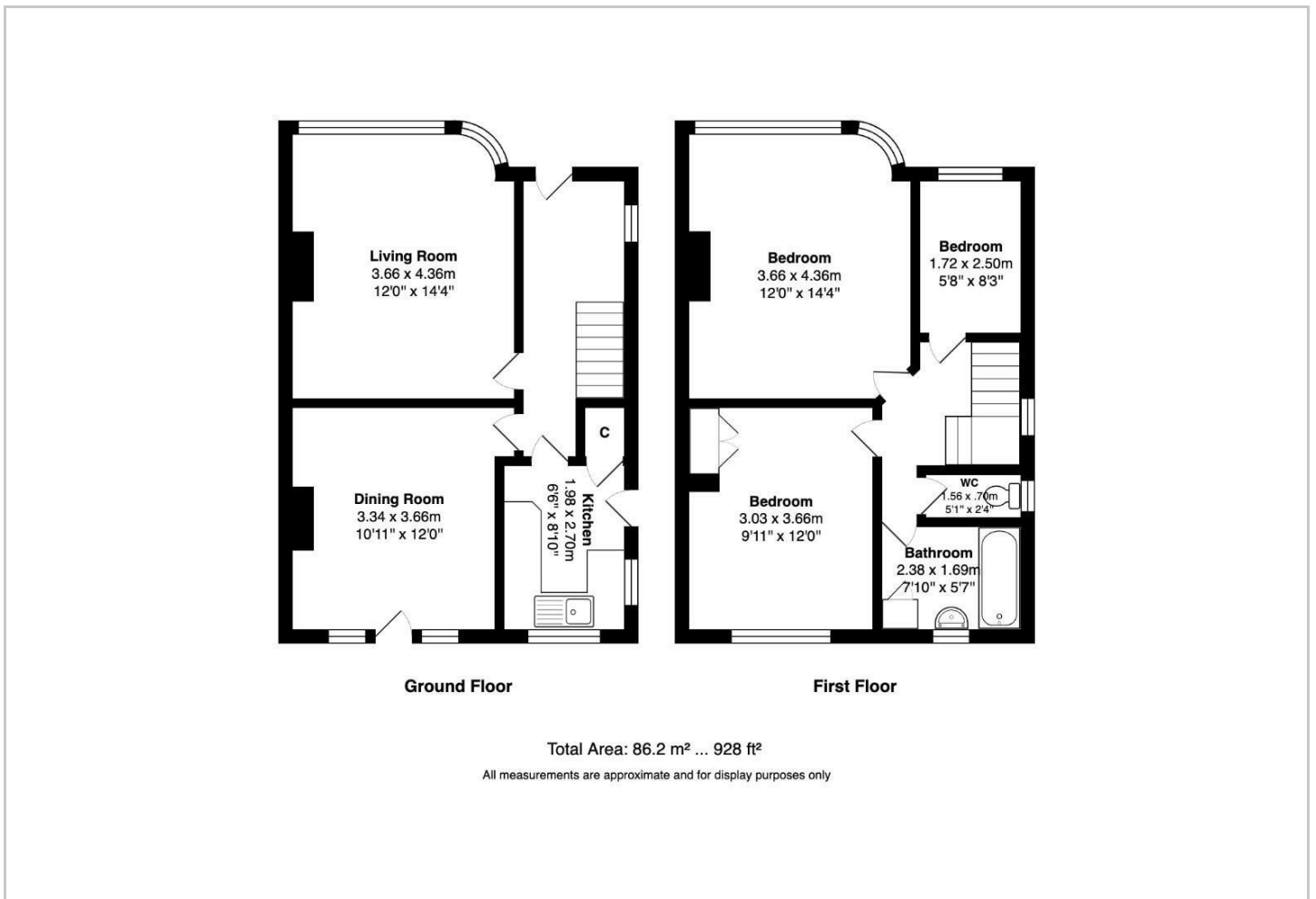
## Hybrid Map



## Terrain Map



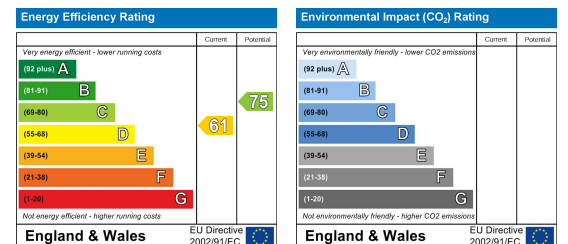
## Floor Plan



## 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.