

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Heath Grove

Pudsey, LS28 8HP

Offers In The Region Of £218,000



Council Tax: B





# 15 Heath Grove

Pudsey, LS28 8HP

## Offers In The Region Of £218,000



- Mature semi-detached house
- Cast iron multi-fuel stove
- Fitted kitchen storage units
- Three well-proportioned bedrooms
- Beautiful front and rear gardens
- Timber summerhouse/home office
- Convenient side gate access
- Quiet, sought-after location
- Potential to improve and extend
- No chain involved

This charming semi-detached house, ideal for first-time buyers or families, offers a cozy living experience with a welcoming reception room, a well-equipped kitchen, three bedrooms, and beautiful gardens featuring a summerhouse that doubles as a home office, all in a quiet, sought-after location with no chain and potential for future improvements.

Delighted to present for sale this mature, semi-detached house, graced with character and brimming with potential. This lovely abode is in good condition, promising a cosy yet comfortable living experience.

The house comprises a welcoming LIVING ROOM, featuring a cast iron multi-fuel stove and a laminated wood floor, offering a warm and inviting atmosphere for relaxed evenings in. The kitchen is a haven for home-cooking enthusiasts, offering fitted storage units, an oven/microwave, an induction hob, and space for a washer in the separate store room. The bonus of an under stairs cupboard provides extra storage, and there's room for a dining table, perfect for family meals.

The property boasts THREE well-proportioned bedrooms, two doubles and a single, offering ample space for all occupants. The BATHROOM is neatly presented with a white suite, a shower over the bath, and a vanity sink, providing a serene space for unwinding after a long day.

A standout feature of this property is its beautiful front and rear gardens. The garden is adorned with a cherry tree and a timber summerhouse, perfect for those summer evenings. Notably, the summerhouse also doubles as a home office, equipped with light and power, ideal for those working from home. There's also a side gate leading to a handy storage space/shed/bike store.

This house is perfect for first-time buyers or families looking to reside in a quiet, sought-after location. With public transport links, local amenities, schools, walking routes, and cycling routes nearby, convenience is right at your doorstep. The property comes with no chain involved, and there is potential to improve and extend, making it a compelling opportunity not to be missed.

The Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

## ENTRANCE HALL

## LIVING ROOM

16'4" x 13'1" (4.98 x 4.01)

## KITCHEN/DINER

16'4" x 8'7" (4.98 x 2.63)

## STORE ROOM

## REAR ENTRANCE

## BEDROOM ONE

12'3" x 11'8" (3.74 x 3.56)

## BEDROOM TWO

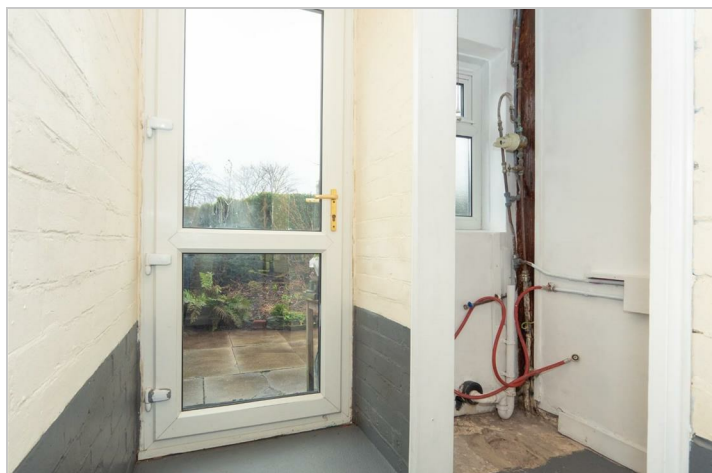
12'11" x 9'6" (3.95 x 2.90)

## BEDROOM THREE

8'7" x 8'5" (2.64 x 2.58)

## BATHROOM

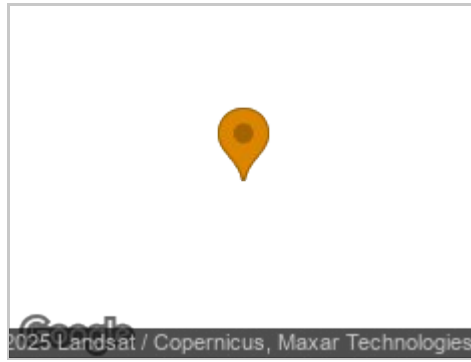
8'7" x 5'9" (2.64 x 1.77)



## Road Map



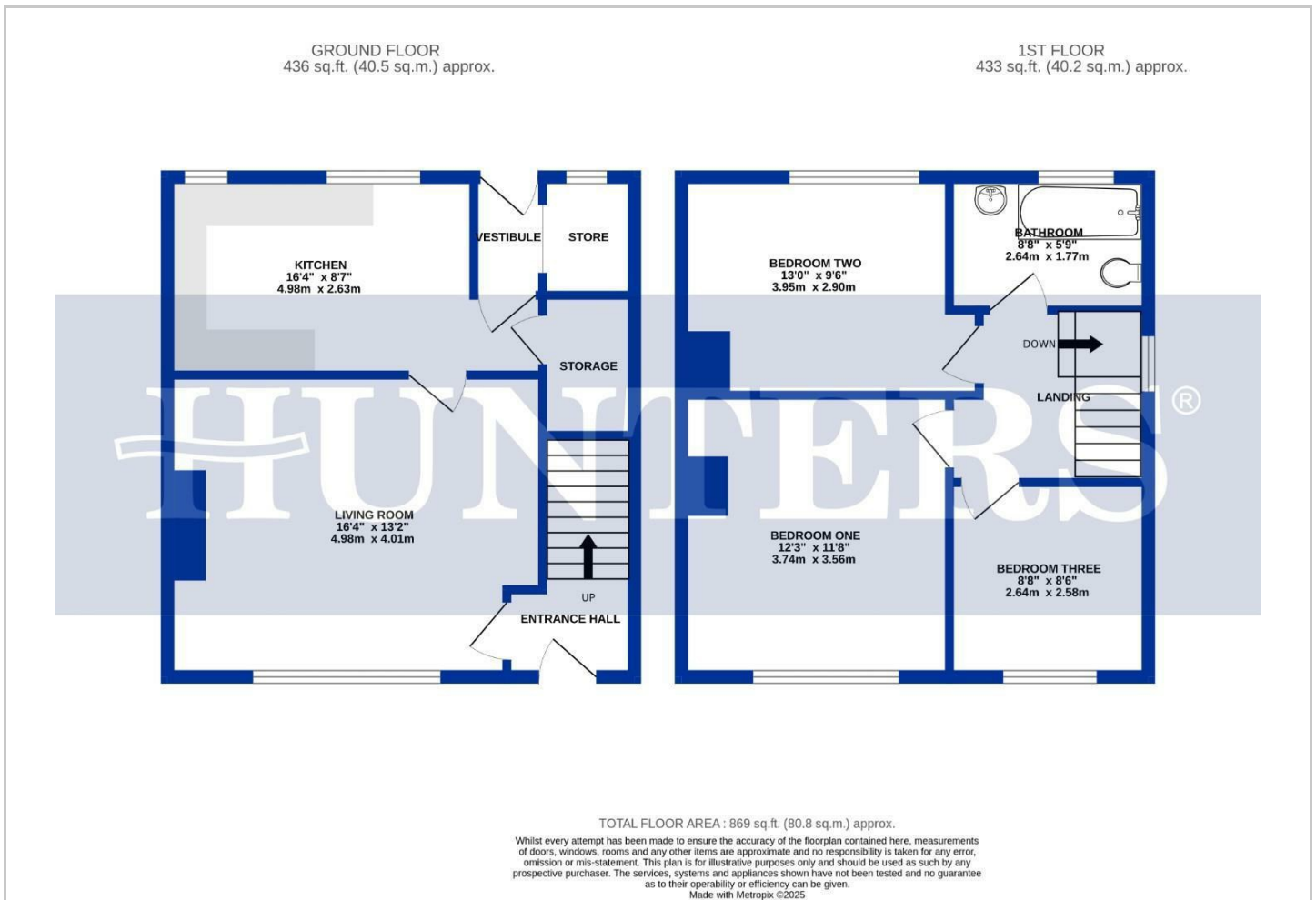
## Hybrid Map



## Terrain Map



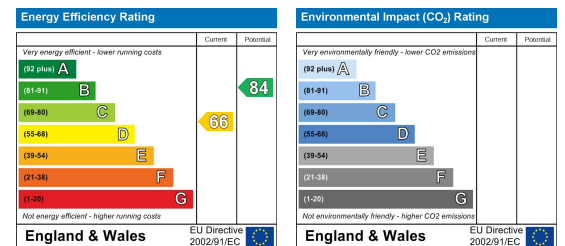
## Floor Plan



## 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.