

# HUNTERS®

HERE TO GET *you* THERE



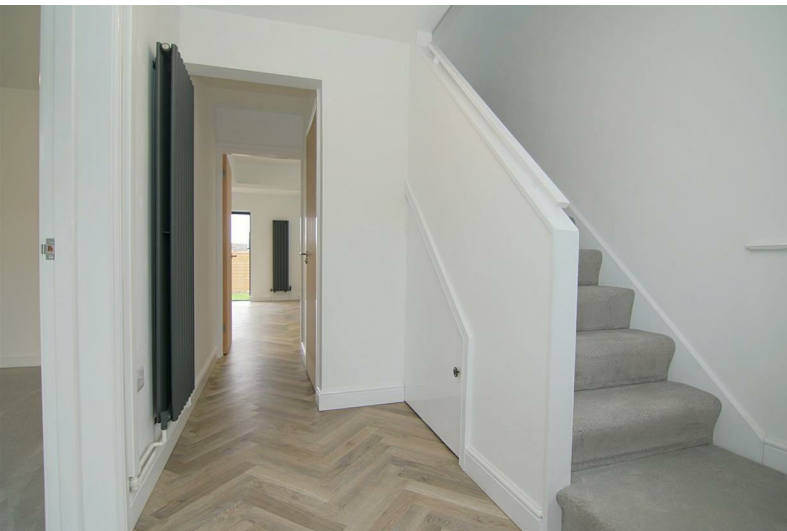
## Priestley Gardens

Pudsey, LS28 9AJ

Offers In The Region Of £315,000



Council Tax: C



# 4 Priestley Gardens

Pudsey, LS28 9AJ

## Offers In The Region Of £315,000



- Extended & fully refurbished semi
- Highly sought-after location
- Immaculate condition
- Three bedrooms
- Two new white bathrooms
- New open-plan kitchen/diner
- Integrated appliances
- Bi-folding doors to garden
- Garden & off road parking
- No chain involved

This beautifully presented semi-detached house, located in a highly sought-after area, features three bedrooms, a modern open-plan kitchen, a downstairs shower-room/wc and a spacious reception room, making it an ideal home for first-time buyers or families, complete with a front and rear garden, driveway, and single garage.

Beautifully presented semi-detached house in a premium and highly sought-after location. This home is in immaculate condition and offers a perfect blend of space, style, and comfort, making it ideal for first-time buyers or families.

The property has been fully refurbished and rewired, boasting three bedrooms and two bathrooms. The first and second bedrooms are generously proportioned doubles, whilst the third bedroom is a cosy single, which could also serve excellently as a home office. The brand-new bathroom is fitted with a pristine white suite, adding a modern touch to the property.

At the heart of this home, you'll find a spacious open-plan kitchen/diner. The kitchen has been recently updated with new units, drawers, and worktops, and includes an eye-catching island in the centre. It comes with integrated appliances and offers ample space for a washer. With its new high quality Kardean luxury vinyl flooring and bi-folding doors that lead to the garden, it's the perfect space for entertaining and daily family life. The front entrance hall also has new Kardean flooring running through into the kitchen, with a staircase rising to upstairs and a door leading to a downstairs shower-room/toilet.

The property also features a large reception room with a front-facing window, providing an abundance of natural light. A unique feature of this property is the new gas ch boiler and new external/internal doors, all of which add to its modern, appealing aesthetic.

Outside, there's a front and rear garden, a driveway, and a single garage. The location is optimal, with public transport links, nearby schools, local amenities, and cycling routes all within a short distance.

The property has been thoughtfully updated with new carpets and flooring throughout, providing a fresh, contemporary feel. All in all, this semi-detached house is a superb find that offers modern living in a fantastic location.

Tel: 0113 257 6198



## DINING KITCHEN

18'8" x 16'2" (5.71m x 4.94m)

## LIVING ROOM

15'0" x 10'9" (4.58m x 3.28m)

## SHOWER ROOM

4'9" x 4'2" (1.46m x 1.29m)

## BEDROOM ONE

11'5" x 11'0" (3.50m x 3.37m)

## BEDROOM TWO

11'5" x 8'9" (3.50m x 2.67m)

## BEDROOM THREE

8'2" x 7'10" (2.49m x 2.40m)

## BATHROOM

6'8" x 5'7" (2.05m x 1.71m)



Road Map



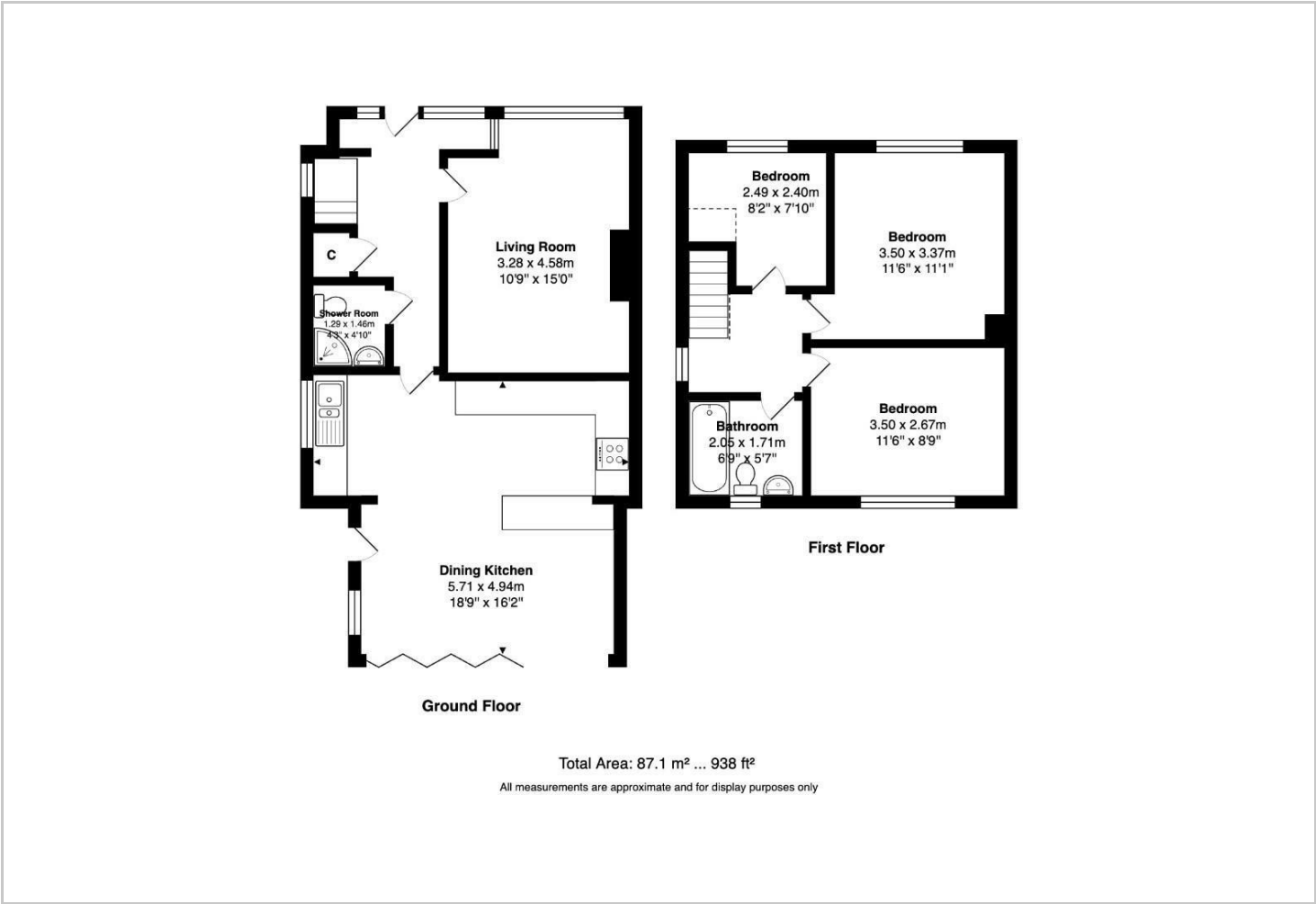
Hybrid Map



Terrain Map



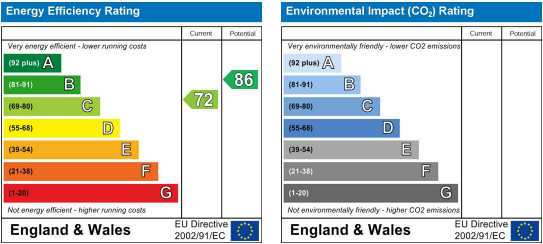
Floor Plan



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.