

# HUNTERS®

HERE TO GET *you* THERE



## Grove Terrace

Pudsey, LS28 7SA

£150,000



Council Tax: A





# 4 Grove Terrace

Pudsey, LS28 7SA

£150,000



- Charming terraced house
- Generous Living room & double bedroom
- Built-in wardrobes
- Cellar with heating and power
- Front cottage-style garden
- CH boiler under warranty
- Surrounded by local amenities
- Sought-after location
- Perfect for First time buyers
- Chain free sale

Welcome to this charming stone terraced house, rich in potential and perfect for alteration. This property is currently on the market and, though it needs some modernisation, it holds a wealth of opportunities for the right buyer.

The property houses a single spacious LIVING room, adorned with elegant ceiling coving, a large front window that invites natural light, and a door leading to the staircase. There is one cosy bedroom, a generous double filled with built-in wardrobes - a perfect space to relax in after a long day. Furthermore, the property is equipped with a bathroom, featuring a bath with a mains shower and a classic pedestal washbasin. There is potential for a second bedroom and a loft space which can be developed.

The KITCHEN is functional with a sink unit, a gas/electric cooker point, a space for a washer and freestanding units. Another feature of this property is the cellar with heating and light, perfect for additional storage. The kitchen also houses a gas ch boiler, under warranty.

The property's exterior is just as delightful, with a front cottage-style garden that adds charm to this terraced house, there is also potential for parking space.

The location is nothing short of superb. It is surrounded by public transport links, local amenities, nearby parks, walking routes, and cycling routes. It is situated in a sought-after location, making it an ideal investment for first-time buyers or investors.

In summary, this property offers a blend of charm, potential, and superb location.

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.

## LIVING ROOM

14'10" x 12'8" (4.53 x 3.88)

## KITCHEN

11'7" x 6'10" (3.54 x 2.09)

## CELLAR

11'8" x 6'9" (3.57 x 2.08)

## BEDROOM ONE

14'10" x 12'9" (4.53 x 3.91)

## BATHROOM

9'1" x 7'0" (2.77 x 2.14)



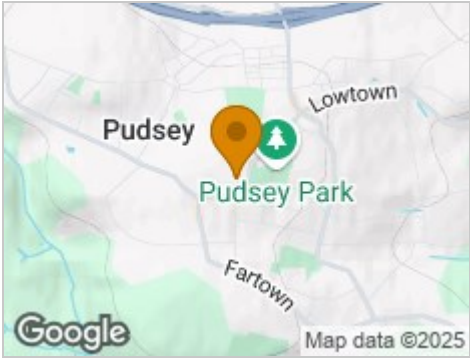
Road Map



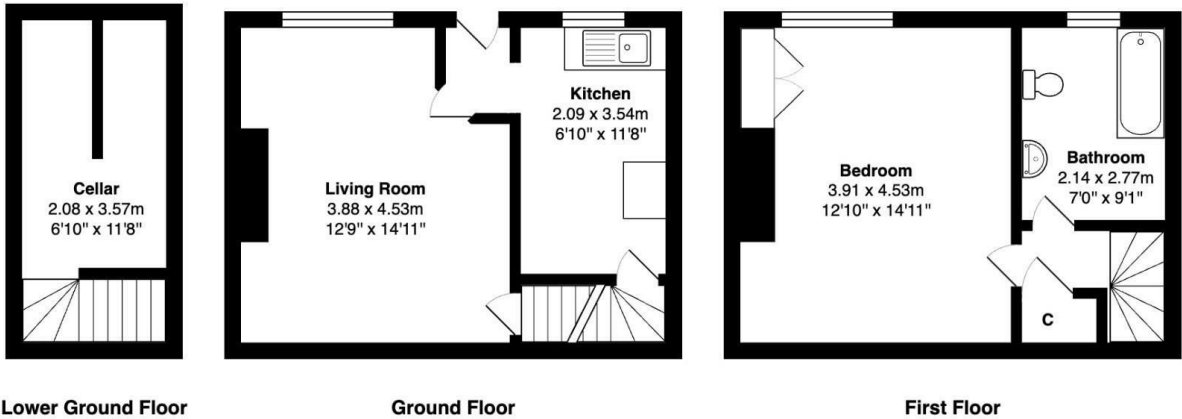
Hybrid Map



Terrain Map



Floor Plan



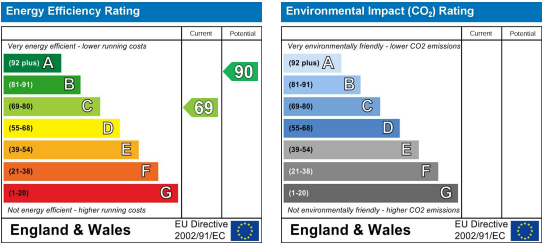
Total Area: 65.2 m<sup>2</sup> ... 702 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.