

HUNTERS®

HERE TO GET *you* THERE



Smalewell Road

Pudsey, LS28 8PS

£275,000



Council Tax: B



34 Smalewell Road

Pudsey, LS28 8PS

£275,000



- Stunning and spacious end terrace home
- Two double bedrooms plus occasional loft room
- Excellent refurb maintaining period features
- Rain shower ensuite and combi bath/shower in main
- South-facing garden
- Off-street parking
- Multifuel log burner in living room
- Insulated home office outside
- Functional cellar pantry
- Fantastic Pudsey location within walking distance to town centre

This BEAUTIFUL end terrace home, perfect for first-time buyers, couples and families, features TWO stunning double bedrooms and an occasional LOFT ROOM, a refurbished kitchen with period features, TWO bathrooms, a bright reception room with a LOG BURNER, an outside home office, and a SOUTH-FACING GARDEN with OFF-STREET PARKING, all situated in a sought-after location of PUDSEY with excellent transport links and amenities.

Welcome to this STUNNING spacious end terrace home, now available for sale. This delightful property is a real gem, situated in a sought-after location with superb public transport links, nearby schools, local amenities, green spaces, and walking routes. It's also within walking distance to the PUDSEY town centre - a perfect spot for first-time buyers, couples, and families alike!

The property holds TWO beautifully presented and generous sized bedrooms and an occasional LOFT ROOM. The main bedroom features a spacious double size, garden view, elegant hardwood floors, and its complimentary ENSUITE bathroom. The second bedroom is also a double with hardwood flooring and fitted wardrobes, offering great storage in an already well-sized room.

There are TWO bathrooms in the property. The main house bathroom boasts a neutral tiled white suite, beautifully complimented by a frosted window, heated towel rail, and combi shower/bath. The second bathroom has a lovely RAIN SHOWER, heated towel rail, and is finished off with a beautiful cork floor.

At the heart of the house is a fantastic refurbished KITCHEN, boasting terracotta tiles, lovely exposed beams, and plenty of fitted storage. It's also home to a range style cooker, perfect for those larger family events. There is even the added benefit of a tanked CELLAR that provides a functional pantry and utility space with room for a washer and fridge.

The LIVING ROOM is a bright and inviting space with hardwood flooring, fitted shelved storage, and patio doors leading out to the garden. The MULTIFUEL LOG BURNER adds a cozy touch to the room, and the natural light helps create a bright and flowing space.

The SOUTH-FACING GARDEN is private and secure. Bathed in sunshine, it features dry stone walls, mature flower beds, a vegetable patch, and a patio for basking in the sun. There is also a handy addition of a lovely HOME OFFICE which is fully insulated and provides a perfect space for those who work from home. The property has the added benefit of OFF-STREET PARKING also!

Among the unique features of this property are the cellar pantry, an occasional loft room, an outside home office, and a stunning finish throughout. The property falls within council tax band B and is not a property to be missed. Arrange a viewing today!

Tel: 0113 257 6198

LIVING ROOM

15'8" x 12'11" (4.78 x 3.94)

KITCHEN/DINER

15'8" x 16'11" (4.78 x 5.18)

CELLAR

14'9" x 6'7" (4.50 x 2.02)

BEDROOM ONE

15'8" x 9'11" (4.78 x 3.03)

EN-SUITE

9'0" x 4'8" (2.76 x 1.43)

BEDROOM TWO

15'8" x 13'5" (4.78 x 4.10)

BATHROOM

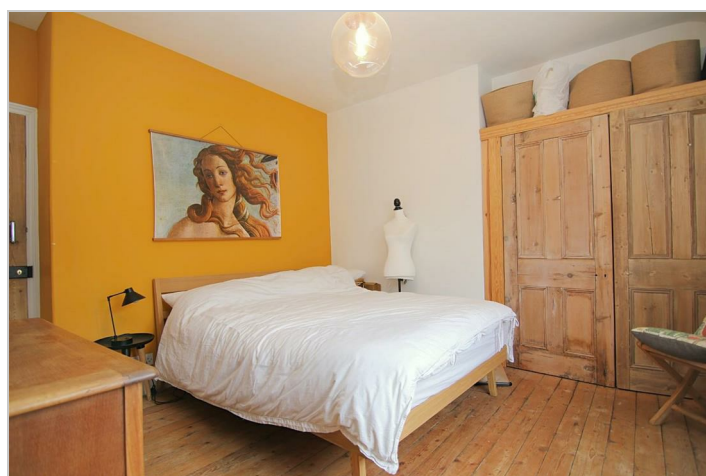
9'0" x 4'8" (2.76 x 1.43)

LOFT ROOM

13'3" x 6'8" (4.05 x 2.04)

OFFICE

13'3" x 6'8" (4.05 x 2.04)



Road Map



Hybrid Map



Terrain Map



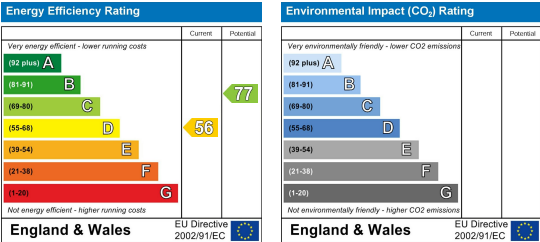
Floor Plan



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.