

HUNTERS®

HERE TO GET *you* THERE



Waterloo Road

Pudsey, LS28 7UJ

Guide Price £475,000



Council Tax: F



44 Waterloo Road

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Guide Price £475,000



- One-of-a-kind detached home
- Sought-after location
- Blank canvas opportunity
- Potential to extend subject to planning permission
- Four well-sized bedrooms
- Two reception rooms
- Conservatory extension
- Two garages and drive parking for 6
- Beautifully maintained garden plot
- Perfect for investors and families alike

This charming DETACHED house in a prime location offers FOUR spacious bedrooms, TWO reception rooms, a kitchen with a BLANK CANVAS to create your own, and a stunning mature GARDEN plot, featuring TWO garages, ample OFF-STREET parking, and opportunities for extension subject to planning permission, making it a perfect investment for families and investors alike.

Welcome to this handsome DETACHED home that is up for sale, located in a sought-after location with excellent public transport links, nearby schools, local amenities, green spaces and near the Ring Road to Leeds and connecting motorway links to the M1 and M62. This neutrally decorated property is a wonderful BLANK CANVAS, offering an unbelievable opportunity to make it your own. The potential to further extend subject to planning permission very much an option, a feature that will surely appeal to investors and families alike.

This ONE-OF-A-KIND home boasts FOUR BEDROOMS, a bathroom, TWO reception rooms, kitchen, conservatory and downstairs W/C. The main bedroom is a huge and spacious double BEDROOM with a serene view of the front garden. This room even has the space to be redesigned to include an ensuite if desired. The second bedroom is another large double with fitted wardrobes. It also poses the potential if desired, to create a fifth bedroom or staircase to a LOFT EXTENSION by dividing the space from the main bedroom. The third bedroom, another double, offers a dual aspect and garden view, while the fourth bedroom is a neutral space that could serve as a HOM OFFICE.

The well-sized house BATHROOM features a heated towel rail and separate bath and shower design. The KITCHEN, with a pleasant garden view, is fully functional but has huge potential for modernisation, perhaps by opening the space into the dining room or to extend the property to the rear. It also includes pantry space and a separate porch entrance with cloakroom.

The first reception room, located on the other side of the kitchen, is a well-sized DINING ROOM that offers that option to be opened into the kitchen space. It looks over the stunning garden plot and flows into a large CONSERVATORY for garden access. The second reception room, the GRAND LIVING ROOM, is a spacious room with a capped fireplace, offering plenty of room to accommodate the whole family.

The property comes with TWO GARAGES, one of which with an electric door and OFF-STREET PARKING for up to 6 vehicles. The well-kept GARDEN plot adds charm to this lovely home, and with the potential this home has to offer, this property is a great investment opportunity. Truly, this is a property not to be missed!

Tel: 0113 257 6198

LIVING ROOM

12'11" x 15'11" (3.94 x 4.87m)

KITCHEN

17'8" x 7'11" (5.39 x 2.43m)

DOWNSTAIRS W/C

4'8" x 2'1" (1.44 x 0.64m)

DINING ROOM

12'11" x 11'4" (3.94 x 3.47m)

CONSERVATORY

10'11" x 9'4" (3.34 x 2.87m)

BEDROOM ONE

12'11" x 15'11" (3.95 x 4.86m)

BEDROOM TWO

17'2" x 13'8" (5.24 x 4.18m)

BEDROOM THREE

12'11" x 11'4" (3.94 x 3.46m)

BEDROOM FOUR

8'11" x 8'1" (2.74 x 2.48m)

BATHROOM

8'4" x 8'1" (2.55 x 2.48m)

INTEGRAL GARAGE

9'9" x 16'0" (2.98 x 4.88m)



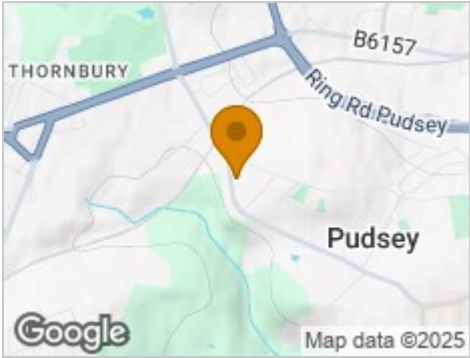
Road Map



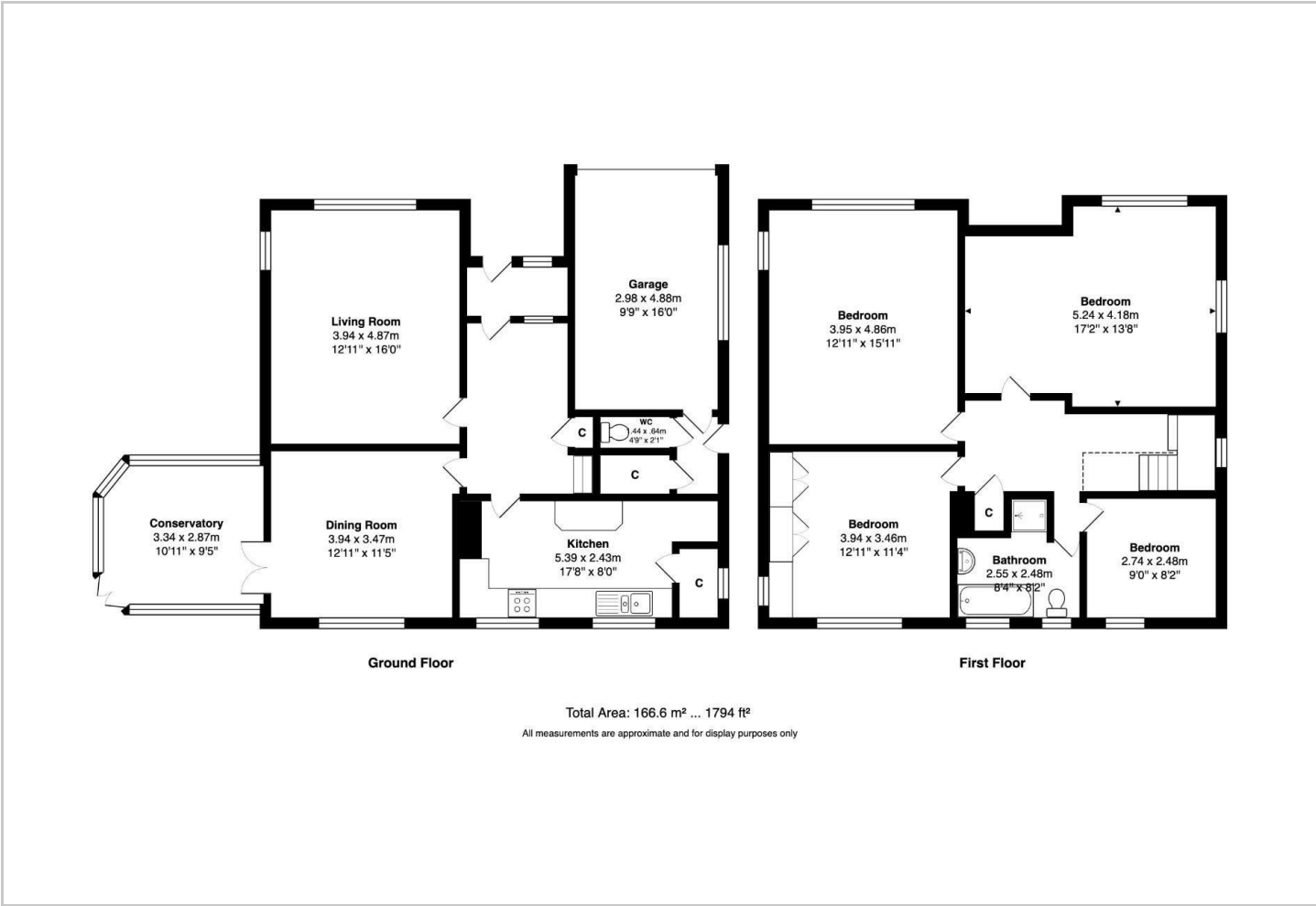
Hybrid Map



Terrain Map



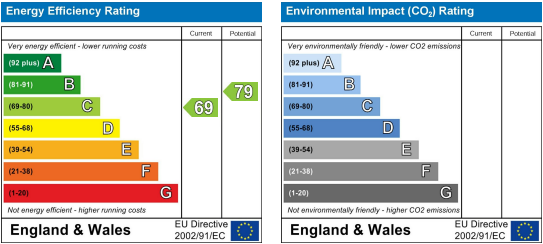
Floor Plan



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.