

HUNTERS[®]

HERE TO GET *you* THERE



Surrey Road

LS28 7NQ

£215,000



Council Tax: B



8 Surrey Road

LS28 7NQ

£215,000



- Fabulous mid terraced
- Three cosy bedrooms
- Sought-after location
- Main bedroom with wardrobes
- Bright well equipped kitchen/diner
- Spacious & light reception room
- Integrated oven/hob appliances
- Beautifully landscaped garden
- Block paved off road parking
- Perfect place for shops/commuting

This delightful terraced house in a sought-after location is perfect for first-time buyers, investors, or families, offering three bedrooms, a light-filled reception room, a well-equipped kitchen, beautifully landscaped garden, and convenient amenities such as block paved parking and easy access to public transport, schools, and local amenities.

Welcome to this delightful mid terraced house, nestled in a sought-after location. The house is currently listed for sale and is in good condition, ready to welcome its new owners.

This beautiful home boasts three cosy bedrooms. The first two bedrooms are spacious doubles, with the master bedroom benefitting from built-in wardrobes. The third bedroom is a single room which could also serve as a home office, perfect for those who are working from home.

The house features a well-sized LIVING room that is flooded with natural light, thanks to its large windows. The room has laminated wood flooring and a living flame gas fire, creating a warm and welcoming environment. Double doors lead from the reception room to the kitchen, offering an open and airy feel.

The KITCHEN/DINER is a real highlight, equipped with an integrated oven and hob, ample storage units, and space for a washer. It's a great space for family meals, with a dedicated dining space and a door leading straight to the garden for those summer barbecues. The BATHROOM is equally impressive, adorned with tiled walls, LED lighting, a white suite, and a mains shower with a screen.

The outside space is just as enticing as the interior. The rear garden is landscaped beautifully, with a paved section, a tiered sun deck, and a garden shed. The property also comes with block paved parking, at the front, an alarm system, a serviced gas CH system, PVC double glazing, and loft storage with ladder access.

This house is ideal for first-time buyers, investors, or families. Its excellent location offers easy access to public transport links, schools, local amenities, green spaces, walking and cycling routes. Enjoy the perks of living in a prime location with this charming property.

The Pudsey district, 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.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

15'2" x 10'9" (4.63 x 3.30)

KITCHEN/DINER

17'1" x 8'4" (5.21 x 2.56)

BEDROOM ONE

13'4" x 9'11" (4.08 x 3.04)

BEDROOM TWO

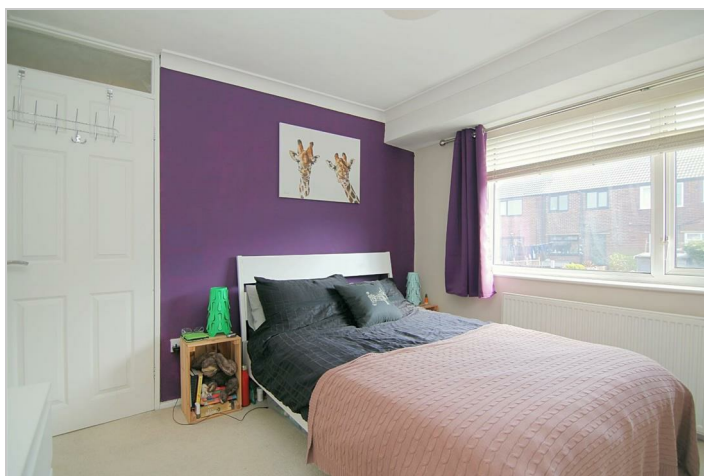
10'5" x 10'4" (3.19 x 3.15)

BEDROOM THREE

10'5" 6'9" (3.20 2.08)

BATHROOM

6'1" x 5'4" (1.86 x 1.65)



Road Map



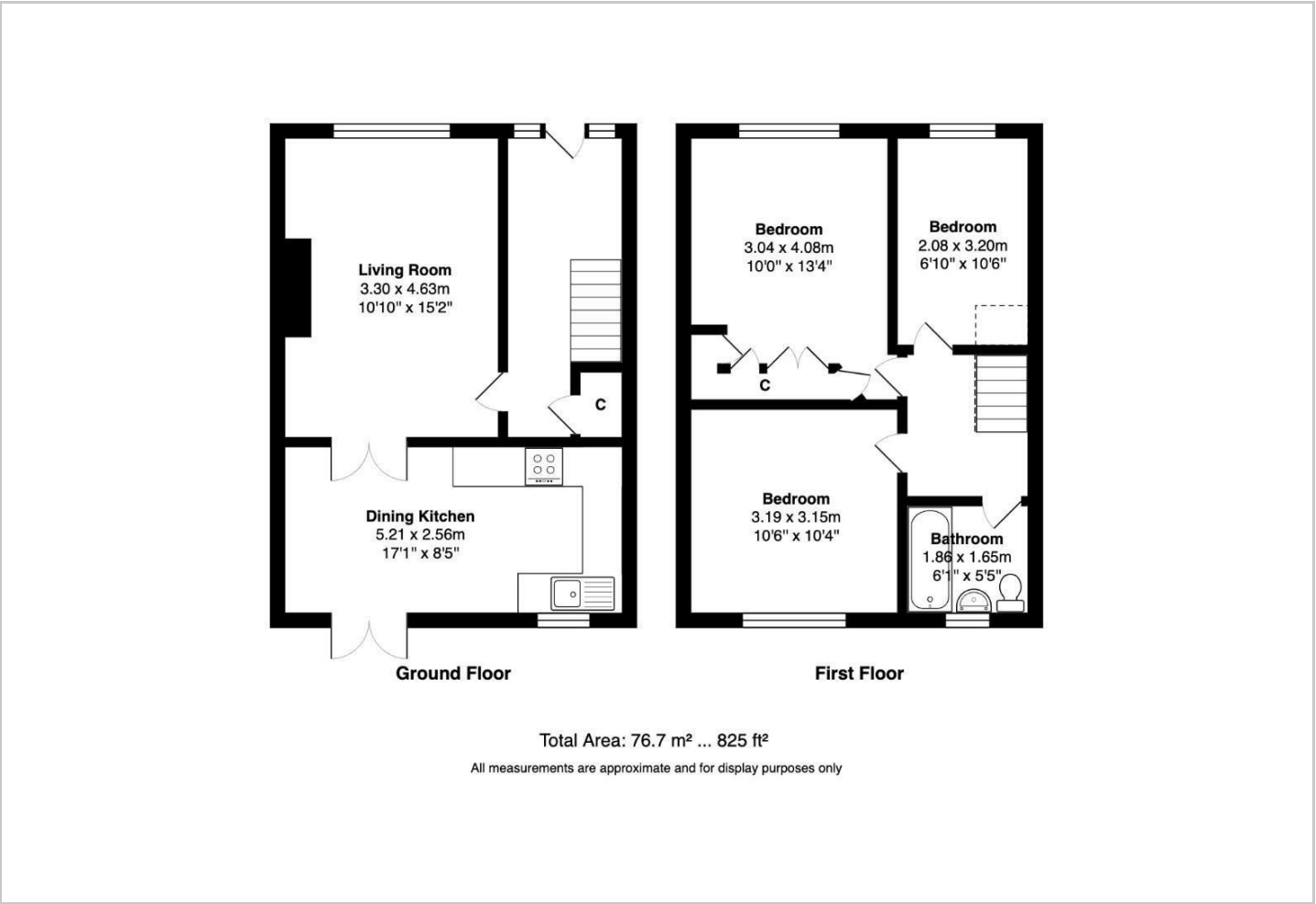
Hybrid Map



Terrain Map



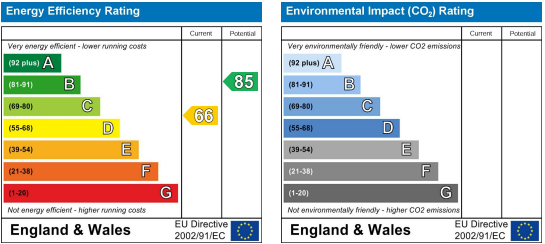
Floor Plan



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.