

# HUNTERS<sup>®</sup>

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## Melrose Place

Pudsey, Leeds, LS28 8PZ

Offers In The Region Of £230,000



Council Tax: B





# 32 Melrose Place

Pudsey, Leeds, LS28 8PZ

## Offers In The Region Of £230,000



- Modern style mid terraced
- Three cosy Bedrooms
- Two spacious double bedrooms
- Peaceful cul de sac location
- Modern white bathroom
- Private rear garden
- Two reception rooms
- Nearby public transport links
- Close to local amenities

This well-maintained three-bedroom terraced house, situated in a peaceful cul-de-sac, offers a cozy reception room with a fireplace, separate dining room, a modern kitchen, a stylish bathroom, and a private garden, making it an ideal opportunity for first-time buyers, investors, and families, with convenient access to public transport, schools, and local amenities.

Presenting this modern style terraced house for sale, in a sought-after location, benefiting from being in a peaceful cul de sac position. The property is in good condition and presents an excellent opportunity for first-time buyers, investors, and families alike.

This inviting home comprises of THREE bedrooms, a reception room with archway to a DINING ROOM, a kitchen, and a bathroom. The first bedroom is a double and features built-in wardrobes, while the second bedroom is also a double. The third bedroom is a single, making it a perfect space for a home office.

The reception room is a cosy and warm space, featuring a charming fireplace with a living flame gas fire and an archway leading to the dining room, a perfect setting for family dinners or entertaining guests. The KITCHEN comes with ample storage units, worktops with a sink, a double oven, a gas hob, and an under stairs pantry, providing all the necessities for home cooking.

The BATHROOM is modern and stylish, complete with a white suite, fully tiled, and a shower over the bath.

The property boasts unique features such as a useful LOFT ROOM and a garage en bloc. The front garden is mostly gravelled for ease of maintenance and the lawned rear garden with patio areas and a garden shed offers a private outdoor space for relaxation or play.

Located with easy access to public transport links, nearby schools, local amenities, and green spaces, this property offers a wonderful balance of convenience and tranquillity. With walking and cycling routes nearby, outdoor enthusiasts will be well catered for.

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

### KITCHEN

10'5" x 6'8" (3.19m x 2.05m)

### LIVING ROOM

15'7" x 11'8" (4.76m x 3.57m)

### DINING ROOM

10'5" x 7'9" (3.19m x 2.37m)

### BEDROOM ONE

14'6" x 8'9" (4.42m x 2.69m)

### BEDROOM TWO

11'6" x 8'9" (3.53m x 2.69m)

### BEDROOM THREE

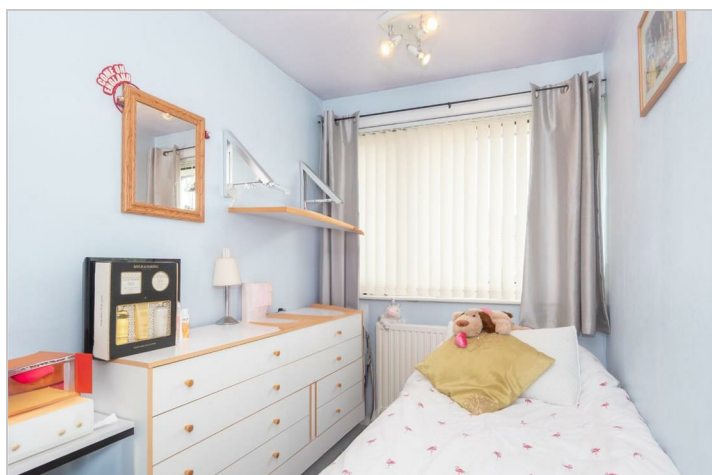
9'9" x 6'0" (2.99m x 1.84m)

### BATHROOM

6'5" x 6'0" (1.98m x 1.84m)

### LOFT ROOM

15'9" x 13'1" (4.82m x 4.01m)



Road Map



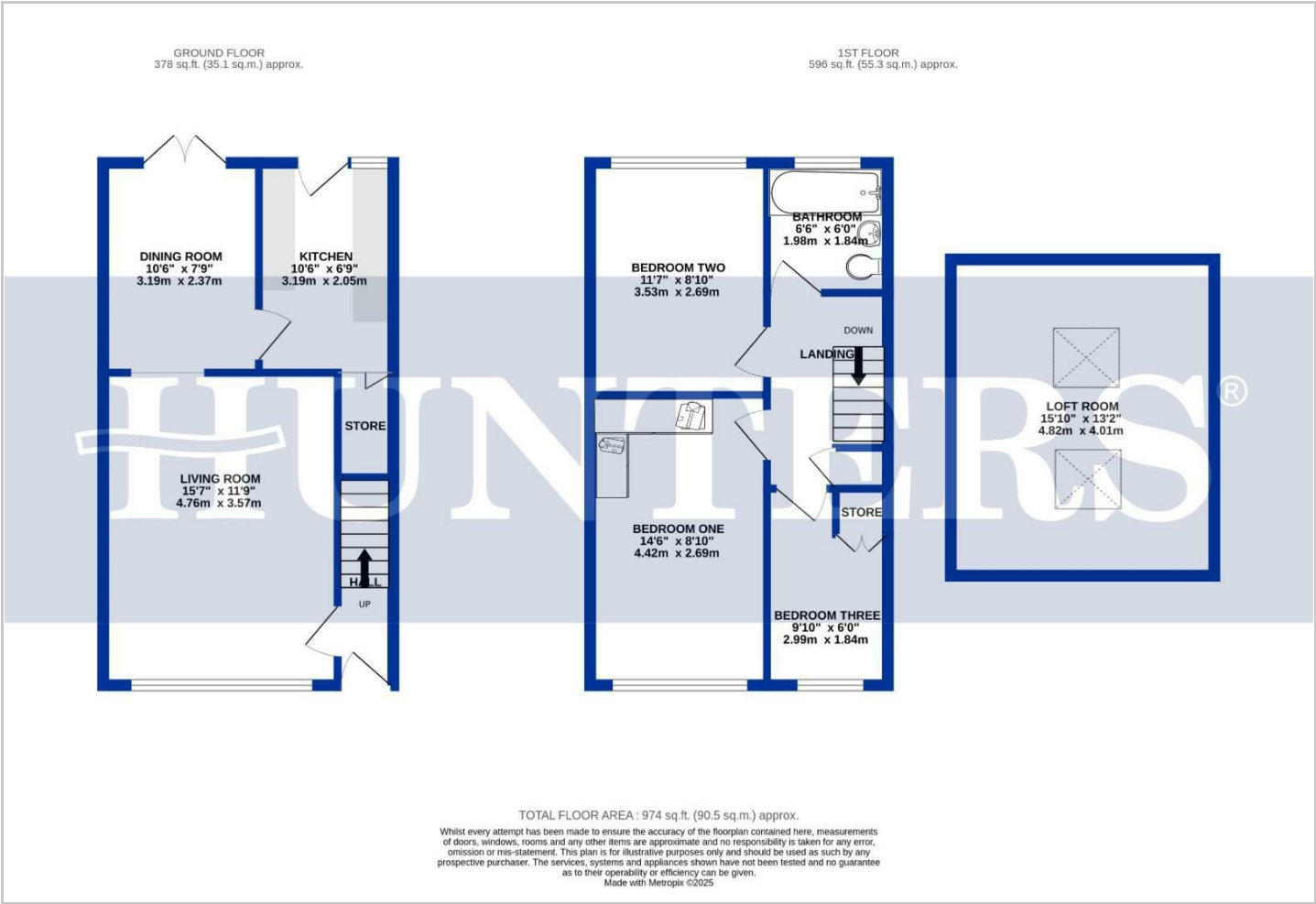
Hybrid Map



Terrain Map



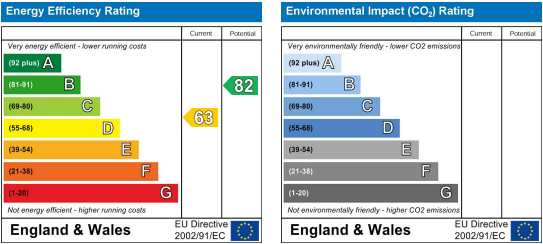
Floor Plan



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.