

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oakroyd Mount

Pudsey, Leeds, LS28 7QH

Chain Free £195,000



Council Tax: B



# 7 Oakroyd Mount

Pudsey, Leeds, LS28 7QH

Chain Free £195,000



- Three bed stone terrace
- Immaculate refurb
- New, contemporary kitchen as of 2025 with cellar
- Blank canvas for personal touches
- Inviting reception room with period features
- Top floor bedroom with huge dressing room
- Modern and fresh bathroom new in 2025
- Low maintenance rear garden
- Ideal for first time buyers, couples and investors alike!
- Council tax band B

Welcome to this BEAUTIFULLY presented terraced house, currently listed for sale in an IMMACULATE condition and situated in a highly SOUGHT AFTER location. With easy access to public transport links, local amenities, and beautiful green spaces, this property is perfectly positioned. It's also within walking distance of PUDSEY town centre and near well-regarded schools, making it a fantastic choice for first-time buyers, couples and investors alike!

As you step inside, you will find a cosy LIVING ROOM. This delightful space is bathed in natural light and features a traditional coving and ceiling rose, a charming, tiled fireplace with a wooden mantle, and plush carpet flooring. It's a blank canvas for you to add your personal touch and make it your own.

The STUNNING KITCHEN is new as of 2025 and a real highlight of this house. With its garden view, contemporary grey tones, integrated oven and fridge freezer with space for white goods, it has everything you need. There's also a rear PORCH, which could be used as the front entrance if preferred and provides access to the low-maintenance garden that's perfect those lazy summer evenings. There is also the added benefit of a CELLAR for additional storage.

The house boasts THREE BEDROOMS; the main one located on the top floor featuring a south-facing dormer window, fitted shelves, and a huge WALK-IN DRESSING ROOM with exposed brick. Bedroom two is a well-sized double with period fireplace and fresh grey carpets, and the third bedroom is a lovely single that can be flexibly arranged as a potential HOME OFFICE or nursery.

Completing this wonderful home is a tastefully decorated BATHROOM. Also installed in 2025, it's modern and fresh with sleek white tiles, a bath with an overhead shower, and a white three-piece suite.

This property is a real gem in the heart of a vibrant community. Offering an IMMACULATE REFURB throughout, don't miss out on the chance to make it your home!

Tel: 0113 257 6198

**KITCHEN**

13'10" x 10'11" (4.24m x 3.33m)

**LIVING ROOM**

13'10" x 13'2" (4.24m x 4.03m)

**BEDROOM TWO**

13'10" x 11'1" (4.24m x 3.39m)

**BEDROOM THREE**

8'0" x 8'0" (2.46m x 2.44m)

**BATHROOM**

8'0" x 5'3" (2.44m x 1.62m)

**BEDROOM ONE**

14'7" x 13'10" (4.46m x 4.24m)

**WALK-IN DRESSING ROOM**

13'10" x 8'1" (4.24m x 2.48m)



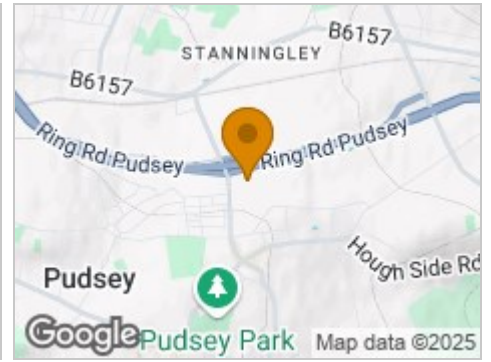
## Road Map



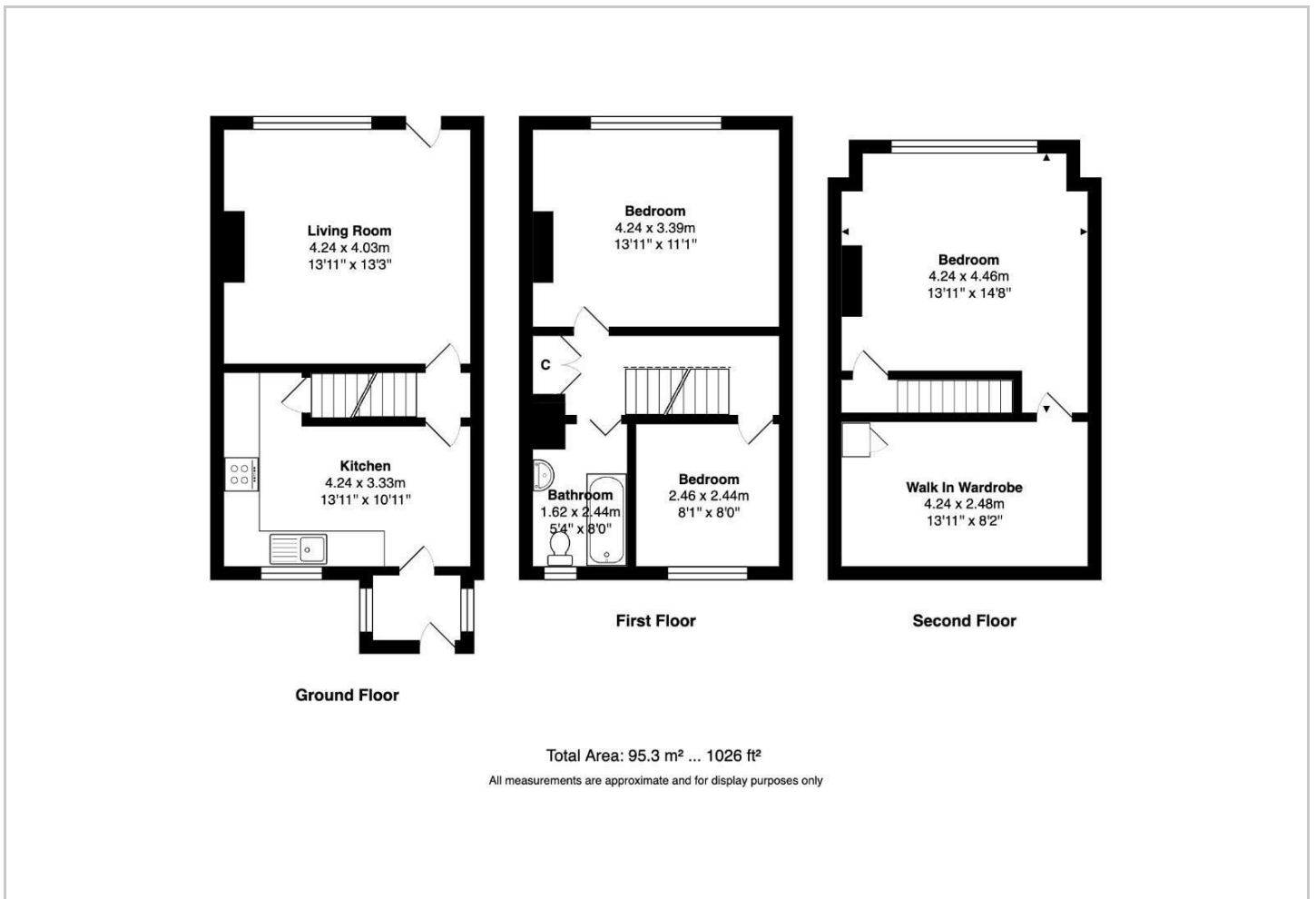
## Hybrid Map



## Terrain Map



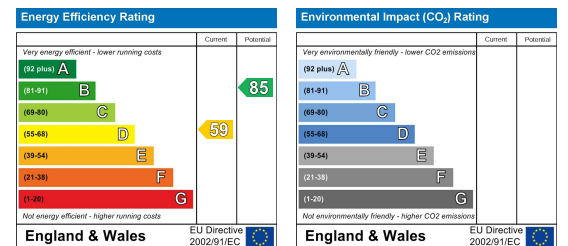
## Floor Plan



## 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.