

# HUNTERS®

HERE TO GET *you* THERE



## Halliday Street

Pudsey, Leeds, LS28 7LZ

£200,000



Council Tax: B





# 11 Halliday Street

Pudsey, Leeds, LS28 7LZ

£200,000



- Immaculate stone terrace
- Two lovely double bedrooms
- Well-sized kitchen diner
- Contemporary bathroom with rain shower
- Within walking distance to Pudsey town centre
- Inviting living room with gas fire
- Additional cellar storage
- Low maintenance front garden
- Close to Ring Road and train station for Leeds commuters
- EPC score of C

Welcome to this immaculate, back-to-back STONE TERRACE, brimming with charm and period features, offering fantastic accommodation and lovingly maintained over the years. This delightful property is nestled in a sought-after location, within walking distance to PUDSEY town centre. You'll find public transport links, nearby schools, and parks just a stone's throw away, making it an IDEAL home for first-time buyers, couples and investors alike!

As you step inside, you're welcomed into the heart of the home – the LIVING ROOM. This cosy space, complete with a warming gas fire and plush carpet floor, offers ample room to accommodate family and friends. The tasteful light fixture, traditional coving, and ceiling rose add to the overall elegance of the room, whilst the blinds to the large window provide a beautiful blend of privacy and sunlight.

The property boasts a DINING KITCHEN, fitted with a beautiful, tiled splashback and integrated oven. The added convenience of CELLAR access is a unique feature that offers potential for additional storage or a wine cellar.

The house offers TWO BEDROOMS. The main bedroom is a double, benefitting from the traditional features such as the high ceilings and a large window, providing a blank canvas for you to add your personal touch. The second bedroom, equally bright and inviting, also offers plenty of space for furniture and features a built-in store cupboard.

The modern BATHROOM, with its contemporary design, features a RAIN SHOWER and a heated towel rail. The frosted window allows natural light to filter in, creating a calm and serene atmosphere.

To the front of the property, you'll find a low maintenance GARDEN, adding to the overall charm and appeal. With an EPC rating of C, the property is energy efficient, making it a fantastic investment. Do not miss this fantastic opportunity to call this lovely property a desirable location your next home!

Pudsey, 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

11'0" x 14'9" (3.37 x 4.52m)

## DINING KITCHEN

9'0" x 14'9" (2.75 x 4.52m)

## CELLAR

8'4" x 7'7" (2.56 x 2.32m)

## LANDING

## BEDROOM ONE

8'7" x 14'9" (2.62 x 4.52m)

## BEDROOM TWO

9'6" x 14'9" (2.91 x 4.52m)

## BATHROOM

6'9" x 7'2" (2.06 x 2.19m)

## FRONT GARDEN



Road Map



Hybrid Map



Terrain Map



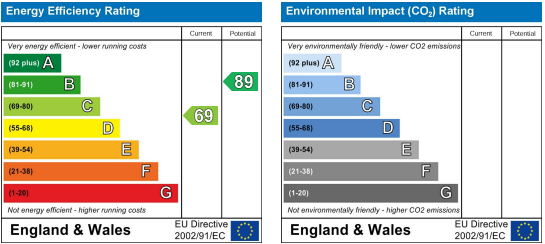
Floor Plan



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.