

# HUNTERS®

HERE TO GET *you* THERE



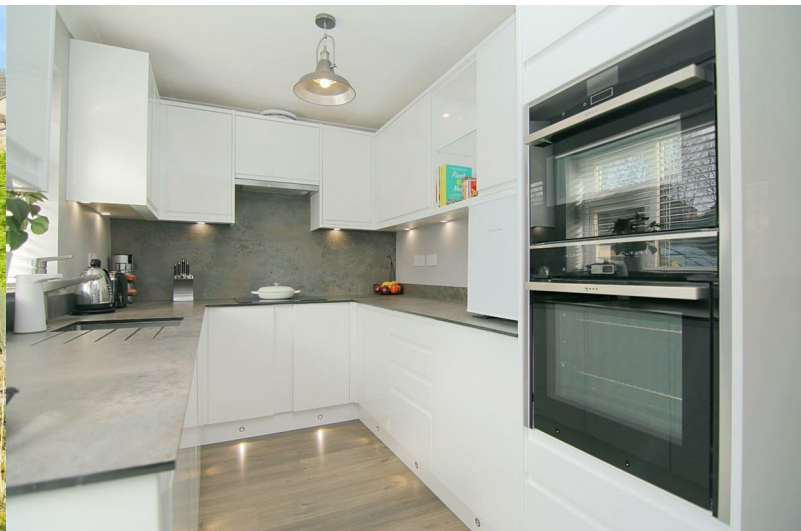
Sandringham Avenue

Pudsey, LS28 9DE

£387,500



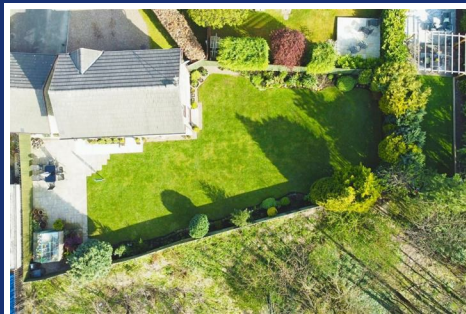
Council Tax: D



# 9 Sandringham Avenue

Pudsey, LS28 9DE

£387,500



- Substantial detached home
- Extensive south-facing garden
- Three lovely bedrooms
- Two inviting reception rooms
- Contemporary kitchen with garden access
- Two fresh bathrooms and handy downstairs W/C
- Immaculate finish throughout
- Garage and plenty of off-street parking
- Fantastic one-of-a-kind family home
- Sought-after Pudsey location near local amenities and schools

This BEAUTIFUL DETACHED home offers THREE lovely bedrooms, an EXTENSIVE GARDEN, TWO reception rooms, a CONTEMPORARY kitchen with integrated appliances, and TWO bathrooms with a handy downstairs W/C, all located in a sought-after area of PUDSEY with convenient access to public transport, excellent SCHOOLS, and local amenities, making it ideal for couples and families!

Welcome to this one-of-a-kind, DETACHED home, now available for sale. With a FANTASTIC GARDEN PLOT and IMMACULATE yet neutral finish throughout, this property offers an inviting atmosphere and a perfect canvas for creating a home that truly reflects your personal taste.

The house boasts of TWO RECEPTION ROOMS, providing plenty of space for socialising and relaxing. Reception room one is a separate DINING ROOM, an inviting space filled with natural light, perfect for hosting dinner parties or enjoying family meals. Reception room two is the LIVING ROOM and a true heart of the home, featuring French doors that open onto the garden, beautiful bay windows and hardwood flooring. It offers lovely outlook over the private SOUTH-FACING GARDEN and a comfortable place to unwind.

The house features a CONTEMPORARY KITCHEN equipped with all integrated appliances, luxury fixtures including a Neff slide & hide oven, integrated Neff microwave, and white hi-gloss handleless units. It's also designed with under cupboard lighting and offers access to both the garden patio and DOWNSTAIRS W/C.

There are THREE BEDROOMS in the property. The spacious main bedroom comes with fitted wardrobes, dynamic headboard lighting and a bay window. It also benefits from an ENSUITE SHOWER ROOM. The second bedroom is a double, featuring fitted mirror wardrobes and plush carpet flooring. The third room, currently used as a HOME OFFICE, offers a fantastic garden view and can be easily transformed into a nursery or guest room.

There are TWO BATHROOMS, one of which is a HOUSE BATHROOM with a heated towel rail, fitted storage, and a bath with an overhead power shower. The other is a practical ENSUITE SHOWER ROOM with a fresh white tiled suite. There is also the added benefit of the DOWNSTAIRS W/C, boasts a lovely finish and added practicality for hosting guests!

Adding to the charm of this house are some unique features that include its substantial accommodation, a ONE-OF-A-KIND LANDSCAPED GARDEN with a GARAGE and excellent OFF-STREET PARKING. Subject to planning permission. there is also the added benefit for the POTENTIAL TO EXTEND at the rear, whilst maintaining an excellent garden plot!

Located in a sought-after location of PUDSEY with public transport links, nearby schools, local amenities, and nearby parks, this property is ideal for couples and FAMILIES alike. Don't miss out on this fantastic opportunity to own a home that offers comfort, convenience, and a chance to create beautiful memories. A viewing is strongly advised to see what's on offer!

Tel: 0113 257 6198

### KITCHEN

12'4" x 7'1" (3.76m x 2.17m)

### DINING ROOM

9'3" x 8'2" (2.83m x 2.50m)

### LIVING ROOM

15'7" x 10'9" (4.77m x 3.30m)

### WC

7'1" x 2'11" (2.17m x 0.90m)

### ENTRANCE HALL

8'2" x 6'0" (2.50m x 1.83m)

### BEDROOM ONE

12'4" x 8'9" (3.77m x 2.67m)

### EN-SUITE

6'6" x 2'4" (1.99m x 0.73m)

### BEDROOM TWO

12'9" x 10'3" (3.90m x 3.14m)

### BEDROOM THREE

7'8" x 6'7" (2.36m x 2.02m)

### BATHROOM

6'6" x 6'4" (1.99m x 1.95m)

### GARDEN

### GARAGE & DRIVE



Road Map



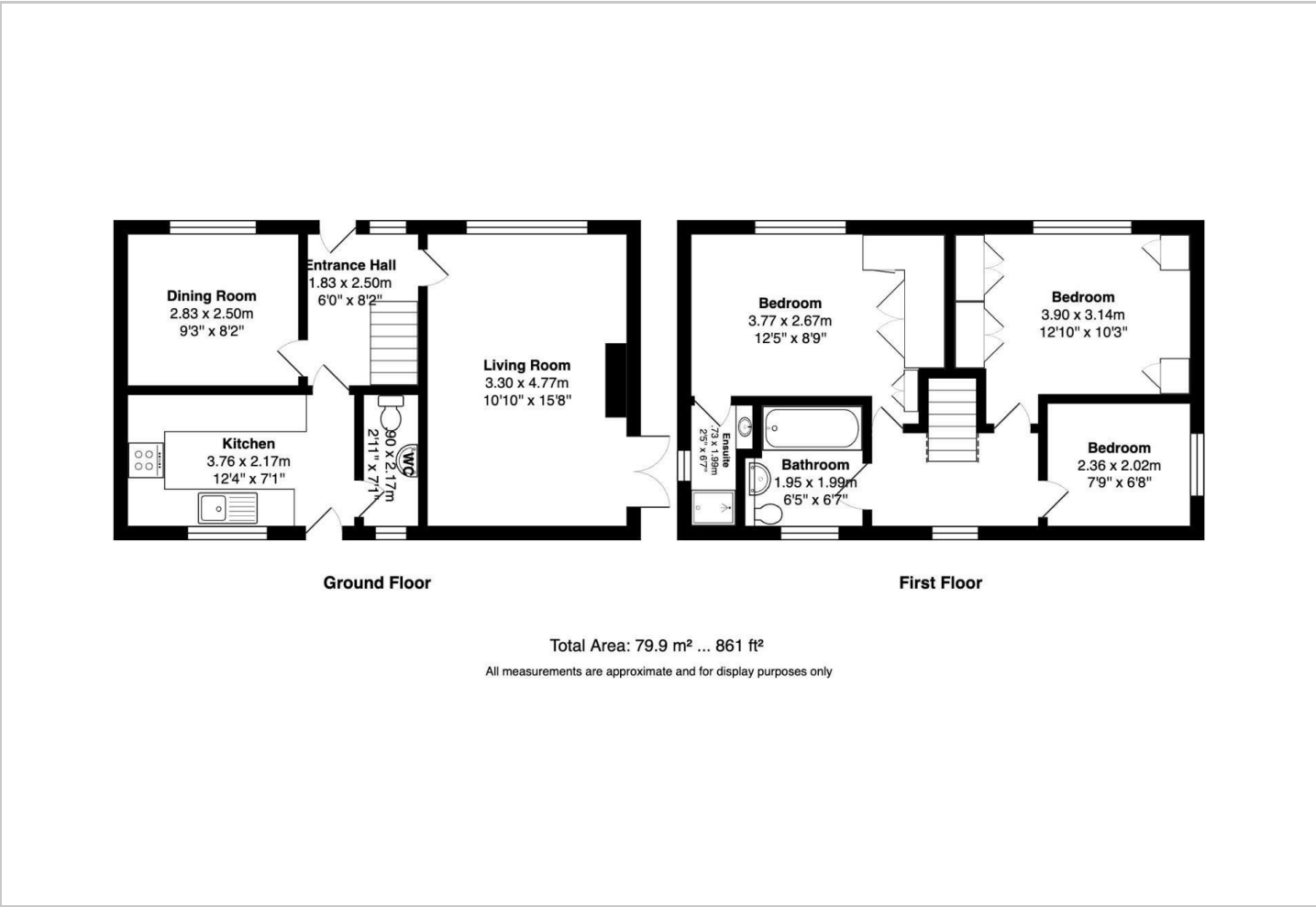
Hybrid Map



Terrain Map



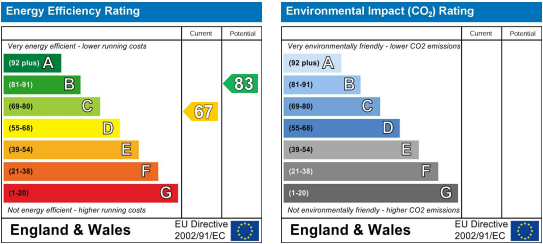
Floor Plan



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.