

HUNTERS®

HERE TO GET *you* THERE



Larkfield Road

Pudsey, Leeds, LS28 7NF

£230,000



Council Tax: A



12 Larkfield Road

Pudsey, Leeds, LS28 7NF

£230,000



- Double fronted terrace
- Immaculately presented
- Recently renovated
- Two double bedrooms
- Modern bathroom sanctuary
- Shaker style kitchen
- South-facing landscaped garden
- Great location
- Local shops/amenities
- Chain free sale

This immaculate, double-fronted terraced house has been beautifully renovated and features a spacious reception room, a light-filled kitchen, two double bedrooms, a modern bathroom, and a recently landscaped south-facing garden, all situated in a sought-after location with excellent amenities and transport links, making it perfect for first-time buyers or those looking to downsize. Chain free sale.

Presenting a rare opportunity to acquire an immaculately presented, double fronted, stone terraced house, recently and beautifully renovated to a high standard. This property is ready to move into, with quality fittings throughout and tastefully decorated in a sought-after location.

The property boasts a generous-sized LIVING room with an exposed brick fireplace and ceiling coving, providing a warm, inviting environment. The light and airy KITCHEN has been recently refitted with shaker style units and drawers, complemented by marble effect worktops and a ceramic sink. The kitchen also features an electric oven, a gas hob, and space for a fridge freezer. The porcelain tiled floor adds a touch of elegance, and there is also access to a cellar.

There are two DOUBLE bedrooms, each with built-in wardrobes, offering ample storage space. The BATHROOM is a modern sanctuary, featuring a walk-in shower, concealed mixer, wall hung sink unit, an illuminated mirror, concealed WC, and fully tiled walls and floor.

Externally, this property is equally impressive with on-street parking available. The south-facing garden has been recently landscaped, providing a lovely outdoor space for relaxation or entertaining.

The property's location is ideal with excellent public transport links and local amenities, nearby schools, parks, walking and cycling routes. This house is ideally suited for first time buyers or those looking to downsize.

This property is a must-see. It offers a unique blend of traditional charm and modern conveniences, promising an exceptional living experience.

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

LIVING ROOM

15'4" x 13'1" (4.68 x 3.99)

KITCHEN

12'2" x 6'3" (3.73 x 1.92)

BEDROOM ONE

11'2" x 10'4" (3.41 x 3.15)

BEDROOM TWO

9'8" x 8'2" (2.95 x 2.50)

BATHROOM/W.C

9'9" x 4'5" (2.98 x 1.37)

CELLAR

FRONT GARDEN



Road Map



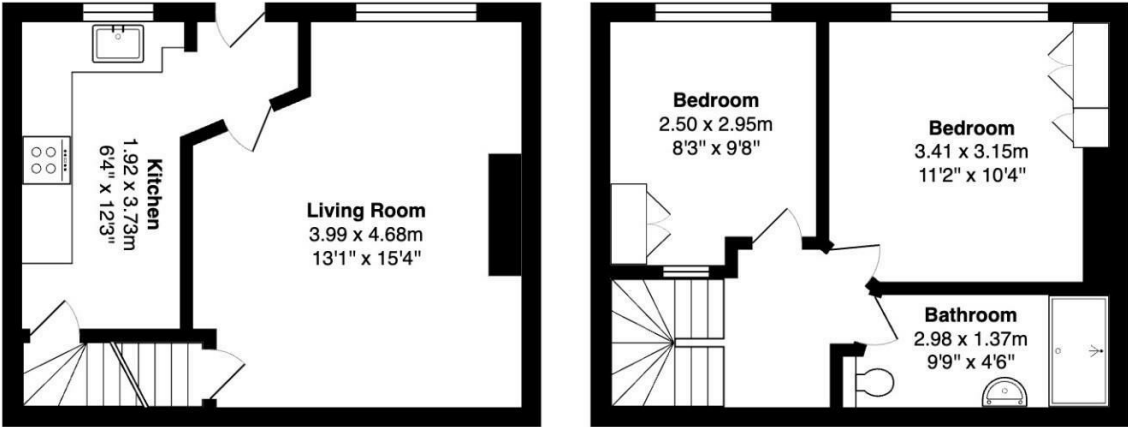
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

First Floor

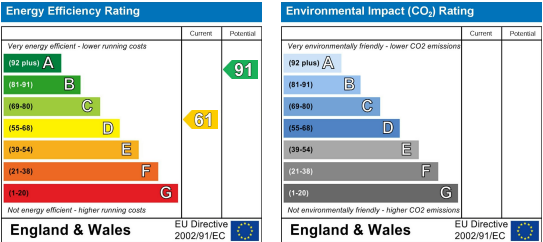
Total Area: 56.9 m² ... 612 ft²

All measurements are approximate and for display purposes only

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.