

# HUNTERS®

HERE TO GET *you* THERE



## Littlemoor Court

Pudsey, LS28 9NR

£230,000



Council Tax: C





# 12 Littlemoor Court

Pudsey, LS28 9NR

£230,000



- Fantastic three bedroom home
- Sought-after Pudsey location
- Open-plan living arrangement
- Contemporary kitchen
- Desirable low-maintenance garden
- Lovely bathroom with three-piece suite
- 'Ready to move into' finish throughout
- Garage and drive for off-street parking
- Quiet cul-de-sac near local amenities
- Ideal for first-time buyers, couples and families alike!

Welcome to this CHARMING three-bedroom property ready to become the next beloved home for first-time buyers, couples or families seeking a 'Ready to move into' home. It's beautifully tucked away in a QUIET CUL-DE-SAC in one of the most sought-after PUDSEY locations, surrounded by public transport links, nearby schools, local amenities and lovely green spaces.

The heart of the house is the OPEN-PLAN LIVING ROOM, a spacious, light-filled space with feature fireplace, offering a blank canvas for your personal touch. It flows seamlessly into the DINING ROOM, creating a perfect hub for family activity or entertaining.

Nearby, you'll find the CONTEMPORARY KITCHEN. With modern grey units, a tiled splashback, integrated oven, and a view of the garden, you'll enjoy every moment spent cooking here. There's even a patio door leading out to the low maintenance GARDEN, featuring a suntrap garden seating - an ideal spot for alfresco dining or a morning coffee.

The property boasts THREE bedrooms, each with distinctive features. The main bedroom is a double, with lovely decor, two windows that flood the room with natural light, fitted wardrobes and a deep storage cupboard. The second bedroom, also a double with plush carpets, and currently a nursery with a view of the garden. Lastly, the third bedroom is a single, east-facing room, currently used as a HOME OFFICE, offering versatile space according to your needs.

The BATHROOM completes the house with its three-piece suite featuring a bath with an overhead shower, heated towel rail and a neutral tiled suite.

The property also benefits from a GARAGE and drive, providing convenient OFF-STREET PARKING. This immaculate property is waiting for you to call it home. This is a must-see for anyone looking for a move-in ready home in a great location!

Tel: 0113 257 6198

## LIVING ROOM

13'10" x 12'11" (4.23 x 3.94m)

## DINING ROOM

7'5" x 10'5" (2.27 x 3.19m)

## KITCHEN

6'1" x 10'5" (1.87 x 3.19m)

## LANDING

## BEDROOM ONE

13'10" x 8'7" (4.23 x 2.64m)

## BATHROOM

7'4" x 5'0" (2.25 x 1.54m)

## BEDROOM TWO

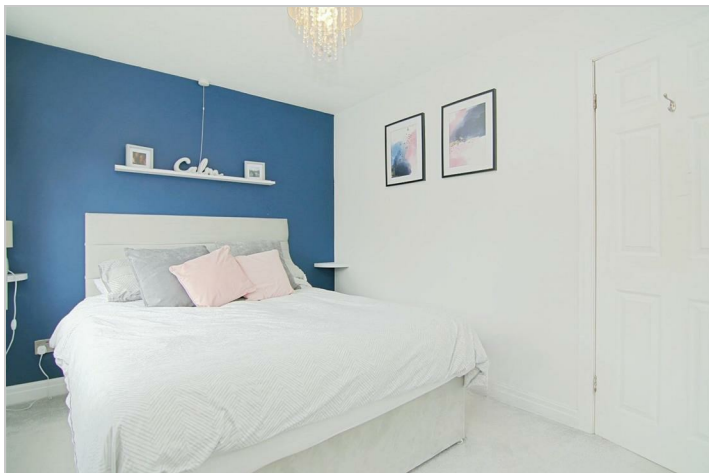
7'4" x 9'2" (2.25 x 2.80m)

## BEDROOM THREE

6'2" x 6'11" (1.89 x 2.12m)

## GARAGE & DRIVE

## GARDEN



Road Map



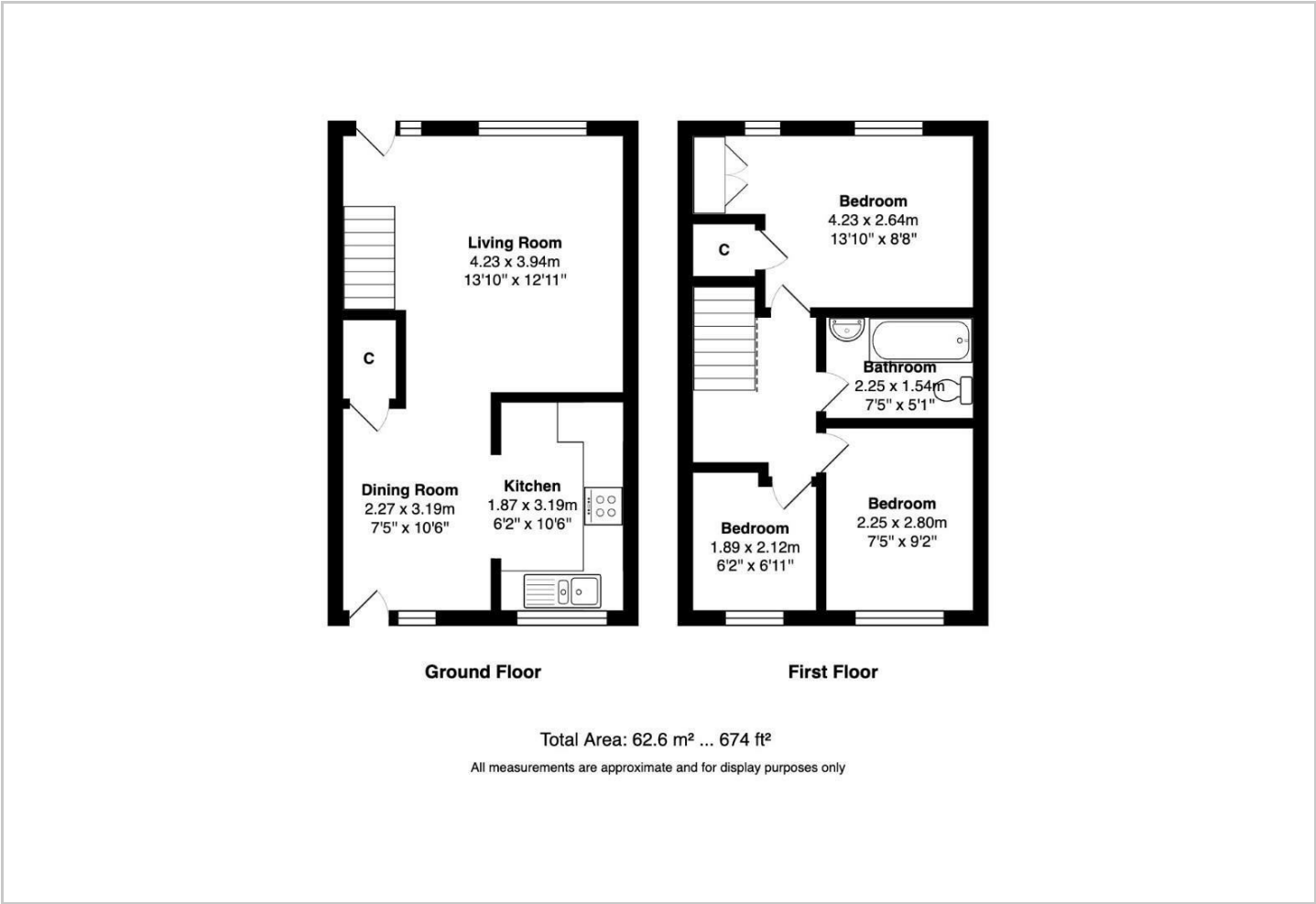
Hybrid Map



Terrain Map



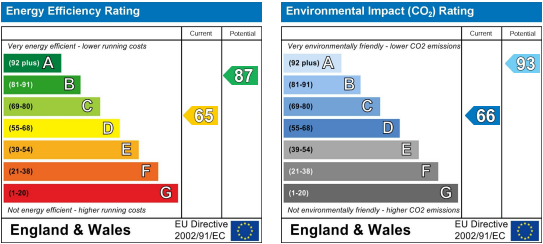
Floor Plan



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.