

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



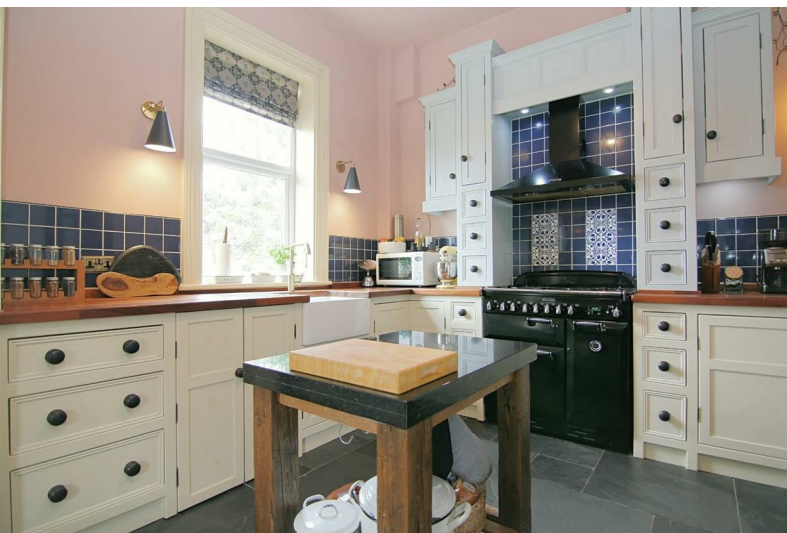
## Cemetery Road

Pudsey, LS28 7LW

Offers In Excess Of £500,000



Council Tax: D





# 13 Cemetery Road

Pudsey, LS28 7LW

## Offers In Excess Of £500,000



- Victorian End Stone Terraced
- Five unique bedrooms
- Highly sought-after location
- Many original features
- Further development potential
- Two reception rooms
- Two Glorious bathrooms
- Generous sized rear/side garden
- Parking for 2/3 vehicles(private road)
- Perfect family home

I am delighted to present for sale this charming FIVE-bedroom Victorian End of Terrace House, in a highly sought-after location. In good condition, retaining lots of the original features and also offers great development potential, to add additional accommodation on the lower ground floor. This property is perfect for families, with nearby schools, local amenities, and a plethora of green spaces, walking and cycling routes.

The house boasts a glorious ENTRANCE HALL via the front vestibule, which has wonderful original stained-glass windows, with two generously sized RECEPTION rooms; the first is a large front room with an open fireplace, a large bay window, twin side windows, and ceiling coving, adding a touch of elegance. The second reception room features an exposed wood floor, a log burning stove, beautiful slate fireplace, original coving, and dual aspect windows, the room is open to the kitchen.

The family-sized KITCHEN has underfloor heating, a tiled floor, a Belfast sink, ample storage cupboards, and space for a fridge freezer and a dishwasher. It opens to the dining room, making it ideal for entertaining. The property benefits from having two BASEMENT rooms on the lower ground floor and a laundry room, all with great potential for further development into a garden flat.

The FIVE bedrooms are a blend of comfort and character. On the first floor the principle bedroom has built-in wardrobes, ceiling coving, a beautiful fireplace and dual aspect windows. The second bedroom is a spacious double, while the third, is a single which can serve as a home office or nursery. The fourth and fifth bedrooms are on the second floor are spacious double with a Velux window.

The two BATHROOMS are elegantly appointed; the first bathroom on the first floor offers a roll-top bath on ball and claw feet, a separate shower cubicle, underfloor heating, a tiled floor, and a washbasin and toilet. The second bathroom on the second floor features a step-in cubicle, washbasin and toilet, and a Velux window.

The generously sized rear garden extends to the side of the property, which is part lawned and paved, perfect for alfresco dining. The property also owns part of a private road to the side, providing private parking for 2/3 vehicles.

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

#### VESTIBULE

#### ENTRANCE HALL

13'5" x 7'1" (4.09 x 2.16)

#### LIVING ROOM

17'11" x 15'10" (5.48m x 4.84m)

#### DINING ROOM

15'0" x 13'0" (4.58 x 3.98)

#### KITCHEN

11'7" x 9'10" (3.54 x 3.01)

#### BEDROOM ONE

15'11" x 15'3" (4.86 x 4.65)

#### BEDROOM TWO

15'0" x 13'0" (4.58 x 3.98)

#### BEDROOM THREE/STUDY

8'0" x 6'11" (2.44 x 2.13)

#### HOUSE BATHROOM

11'6" x 8'9" (3.53 x 2.67)

#### BEDROOM FOUR

14'10" x 10'9" (4.53 x 3.28)

#### BEDROOM FIVE

14'10" x 10'11" (4.53 x 3.33)

#### SHOWER-ROOM

8'5" x 7'6" (2.57 x 2.31)

#### BASEMENT ONE

13'5" x 13'0" (4.11 x 3.98)

#### BASEMENT TWO

14'11" x 12'11" (4.57 x 3.96)

#### BASEMENT THREE

11'9" x 4'9" (3.59 x 1.45)



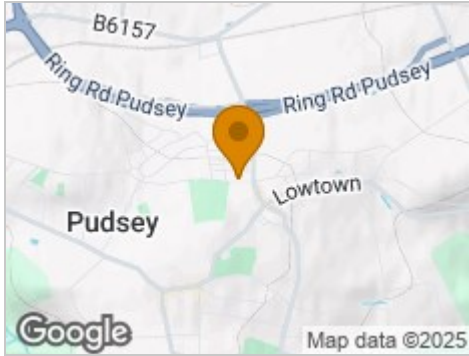
Road Map



Hybrid Map



Terrain Map



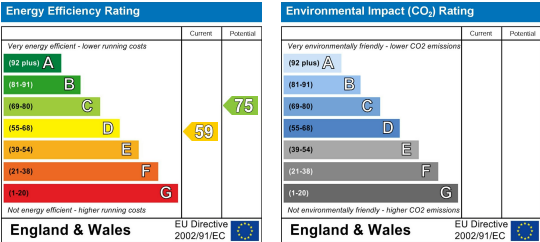
Floor Plan



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.