

HUNTERS®

HERE TO GET *you* THERE

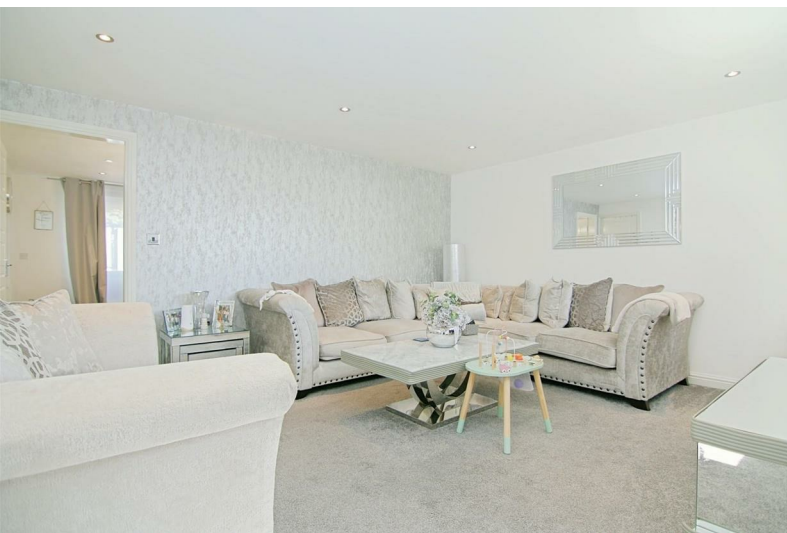


Valley Road
Pudsey, LS28 9EU

£305,000



Council Tax: C



76 Valley Road

Pudsey, LS28 9EU

£305,000



- Unique end terrace home
- Contemporary finish throughout
- Three tasteful bedrooms
- Deceptively spacious family room
- Modern kitchen dinner with luxury fixtures
- Spa-like bathroom and downstairs W/C
- Low maintenance tranquil sun terrace
- Double french door balcony
- Fantastic location with view over bowling green
- Off-street allocated car parking

Welcome to this BEAUTIFUL END TERRACE home, now a ONE-OF-A-KIND opportunity for sale. This property is a MODERN MARVEL, boasting THREE bedrooms, a deceptively LARGE reception room, a STUNNING kitchen diner that's a chef's dream, and a spa-like bathroom.

The main bedroom is a well-sized double with a double French door BALCONY that offers a fantastic view over the tranquil bowling green. The second bedroom, currently a single, has large, FITTED WARDROBES that could be removed and was previously a second double bedrooms, and features windows with lovely blinds to let in the sunshine. The third bedroom, currently a lovely nursery, is a large single room with carpet flooring. It also doubles as a fantastic HOME OFFICE, offering neutral and flexible decor.

The reception room is a large FAMILY ROOM that is deceptively spacious. It boasts a neutral INVITING decor, stunning shutter blinds, and an under-stair storage area. Natural light floods the room through the beautiful SHUTTER BLINDS, creating a warm and welcoming atmosphere.

The KITCHEN, with no expense spared, has quartz worktops and integrated appliances, a Samsung induction hob, and plenty of tasteful fitted units and pantry storage. There's a large breakfast bar island and access to a lovely GARDEN TERRACE, perfect for al fresco dining. The practical downstairs W/C is also accessible from this room.

The BATHROOM features a P-shaped bath with over rain shower, a heated towel rail, and a modern tiled suite that gives it a spa-like feel.

Additional UNIQUE features of this property include a Hive heating system, a Ring alarm and a Blink camera system. There's an allocated OFF-STREET CAR PARKING spot, and a boarded loft with a pull-down ladder.

This property, with an EPC rating of C and council tax band C, is ideal for families and couples. It is conveniently located near public transport links, schools, local amenities, green spaces, and parks. Enjoy the tranquillity of this peaceful location and the amazing sun trap GARDEN.

Tel: 0113 257 6198

DINING KITCHEN

14'11" x 11'7" (4.55m x 3.55m)

LIVING ROOM

15'9" x 14'0" (4.81m x 4.28m)

WC

5'11" x 3'1" (1.81m x 0.95m)

BEDROOM ONE

12'0" x 10'10" (3.68m x 3.31m)

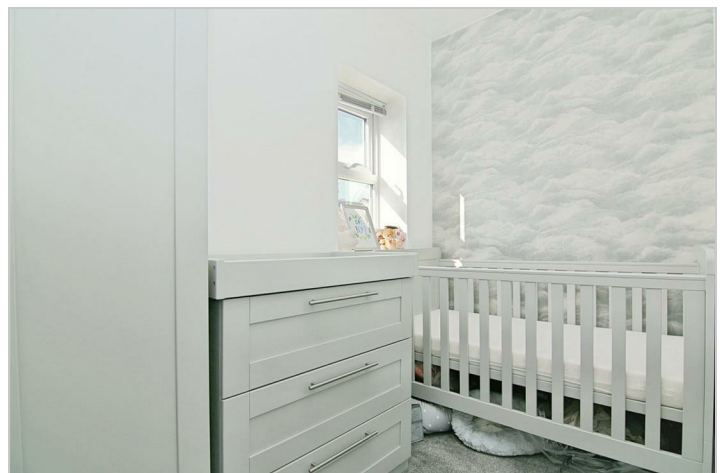
BEDROOM TWO

9'10" x 7'7" (3.02m x 2.32m)

BEDROOM THREE

9'3" x 6'5" (2.84m x 1.98m)

GARDEN AND PARKING



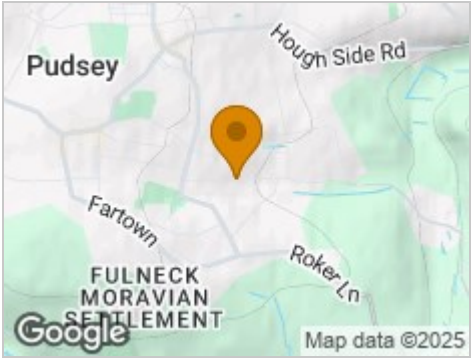
Road Map



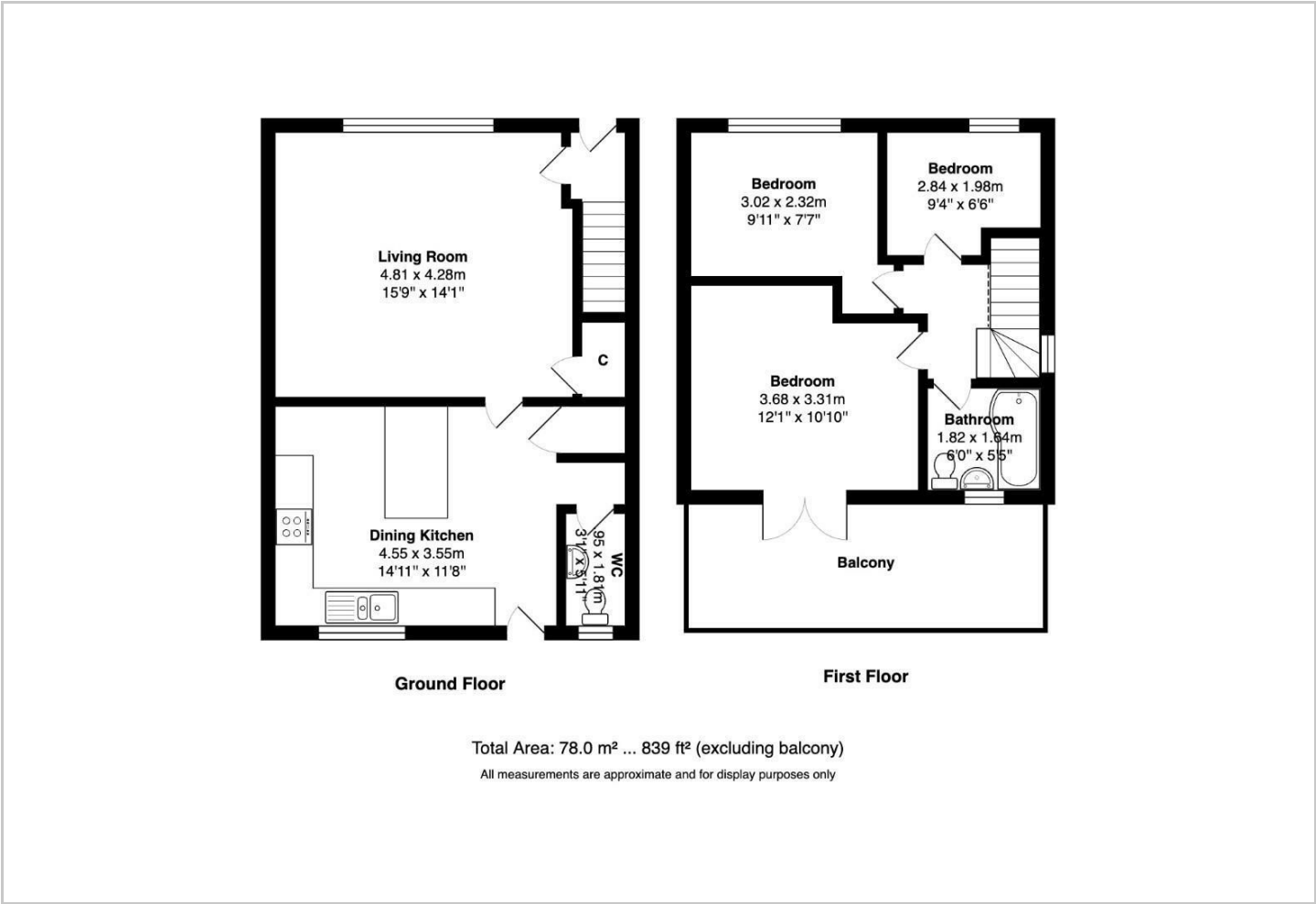
Hybrid Map



Terrain Map



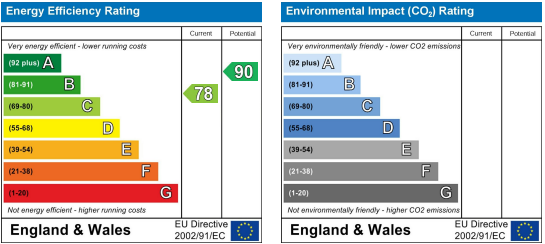
Floor Plan



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.