

# HUNTERS®

HERE TO GET *you* THERE



## Parkfield Close

Pudsey, LS28 7RY

£160,000

**(SOLD BEFORE GOING TO MARKET)**



Council Tax: A



# 7 Parkfield Close

Pudsey, LS28 7RY

£160,000



- HUNTERS - SOLD BEFORE GETTING TO MARKET
- CONTACT FOR A FREE VALUATION TODAY ON 0113 257 6198
- Charming back-to-back terrace
- Blank canvas for personal touch
- Huge double bedroom
- Within walking distance to Pudsey town centre
- Practical kitchen with integrated oven
- Quiet cul-de-sac location
- Tiled bathroom with bath and separate shower
- Well-sized living room with gas fire

Welcome to this CHARMING back-to-back terrace, nestled in a QUIET CUL-DE-SAC and just a short stroll from the PUDSEY town centre. This neutrally decorated property is simply bursting with potential and character, making it perfect for first-time buyers and couples alike.

As you enter, you'll find a warm and inviting LIVING ROOM. A feature marble fireplace with a cosy gas fire takes centre stage, complemented by traditional coving and soft carpet underfoot. This is a space that invites relaxation, a place to unwind after a long day.

Stepping though to the KITCHEN you'll find a practical space, featuring a tiled splashback, integrated oven, and ample storage for all your culinary needs. There's even space for a dining table and access to a CELLAR, offering additional storage.

Upstairs, you'll discover a generously sized DOUBLE BEDROOM. It's a serene sanctuary with high ceilings, enhancing the sense of space. There's also a large integrated store cupboard, perfect for keeping your belongings neatly tucked away. The carpet flooring and neutral decor make this room a BLANK CANVAS, ready for you to add your personal touch.

The BATHROOM is a fresh and functional space, complete with a white tiled suite. Whether you prefer a quick shower or a long soak in the bath, you're well catered for. The heated towel rail adds a touch of luxury, ensuring your towels are always warm and ready for you.

Outside, a low maintenance GARDEN awaits. This could be your private oasis, perfect for enjoying those sunny days.

The property's LOCATION is equally impressive. You'll be within easy reach of public transport links, local amenities, and reputable schools. There's even a nearby park for those leisurely weekend walks. With a council tax band A, this property is a rare find in excellent location!

Tel: 0113 257 6198

ENTRANCE HALL

KITCHEN

11'11" x 6'11" (3.65 x 2.13m)

CELLAR

LIVING ROOM

14'11" x 11'10" (4.57 x 3.63m)

LANDING

BEDROOM

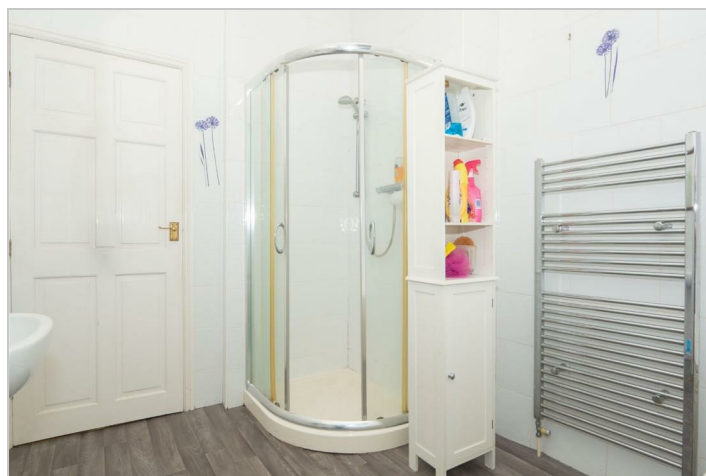
14'11" x 11'11" (4.57 x 3.65m)

STORE

BATHROOM

11'11" x 6'11" (3.65 x 2.13m)

FRONT GARDEN



Road Map



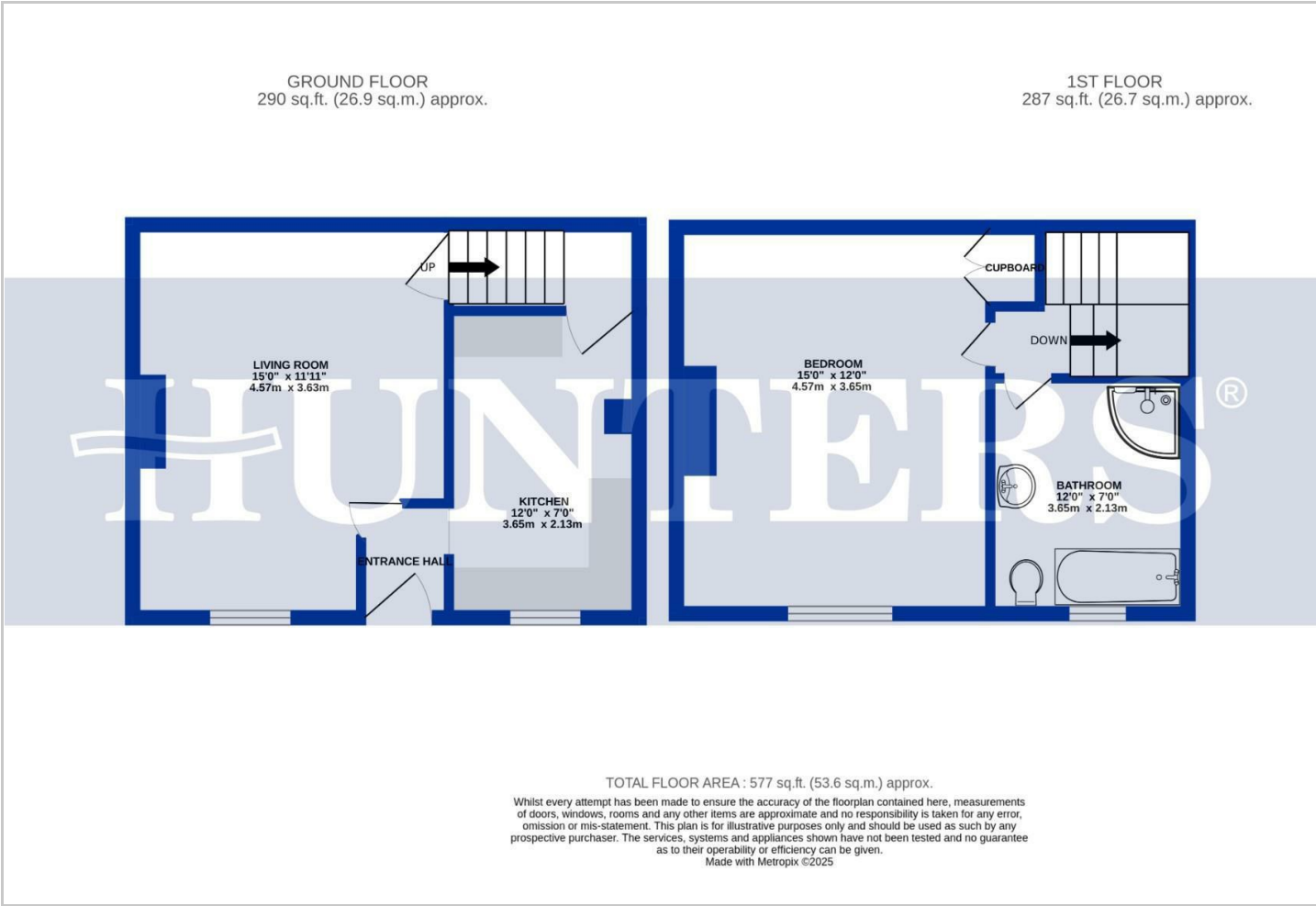
Hybrid Map



Terrain Map



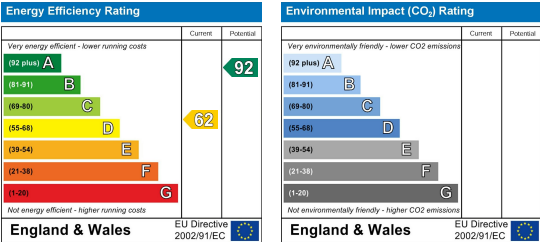
Floor Plan



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.