

# HUNTERS®

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## Valley Road

Pudsey, LS28 9ER

Offers In The Region Of £210,000



Council Tax: B





# 47 Valley Road

Pudsey, LS28 9ER

## Offers In The Region Of £210,000



- Gorgeous stone through terrace
- Two charming bedrooms
- Well-sized kitchen with dining space
- Functional utility in cellar
- Period features throughout
- South-facing secure garden
- Blank canvas
- Fresh house bathroom suite
- Sought-after Pudsey location near local amenities
- Nearby public transport and walking routes

Welcome to this DELIGHTFUL, through terrace in a sought-after PUDSEY location, now available for sale. This immaculate property is a perfect blend of traditional charm and modern living.

The house boasts a grand-sized KITCHEN that can easily fit a dining table. It's adorned with a restored ORIGINAL stone flooring and blinds, and features plenty of storage space. A unique feature of this kitchen is the CELLAR access, which leads to a functional UTILITY space. The integrated double oven is equally practical, ensuring you can cater for all occasions.

The property's LIVING ROOM is indeed the heart of the home. It boasts lovely carpets and overlooks the private SOUTH-FACING GARDEN. The room also features an exposed brick effect fireplace with a stunning rustic mantel, an eye-catching feature to get this BLANK CANVAS ready for your personal touch. It's spacious enough to accommodate the whole family inside and out.

The house offers TWO charming BEDROOMS. The main bedroom is a huge double room with fitted wardrobes and hardwood flooring. It benefits from the south-facing natural light and retains gorgeous PERIOD FEATURES. The second bedroom, also a double, features plush carpet flooring and fitted storage, with the potential to serve as HOME OFFICE is desired.

You'll also find a fantastic BATHROOM in the property, which is bright and fresh. It houses a tiled suite with a corner bath and an over-bath shower, as well as a heated towel rail.

Outside, the SOUTH-FACING GARDEN is a real sun trap. It's secure, private, and the perfect spot to enjoy a sunny afternoon. Nearby parks and walking routes add to the charm of the area. Located in a sought-after part of PUDSEY, the property is in proximity to public transport links, local amenities, and excellent schools. There's even a bus stop outside!

This house is a blank canvas for personal touches and is IDEAL for first-time buyers, investors and couples. Make this house your home today!

LOCATION - Pudsey, 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

## DINING KITCHEN

14'11" x 13'5" (4.55 x 4.09m)

## CELLAR - UTILITY

8'11" x 13'3" (2.74 x 4.06m)

## CELLAR 2

5'8" x 13'3" (1.74 x 4.06m)

## LIVING ROOM

14'11" x 11'8" (4.55 x 3.57m)

## LANDING

## BEDROOM ONE

14'11" x 11'10" (4.55 x 3.62m)

## BEDROOM TWO

7'3" x 13'3" (2.23 x 4.04m)

## BATHROOM

3'10" x 7'8" (1.19 x 2.35m)

## GARDEN



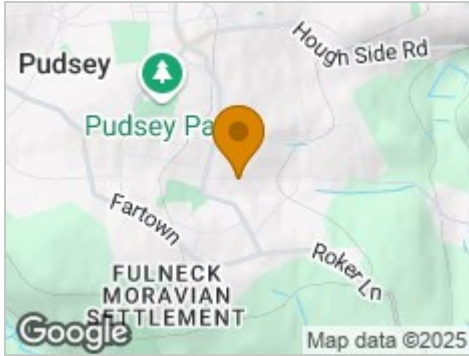
Road Map



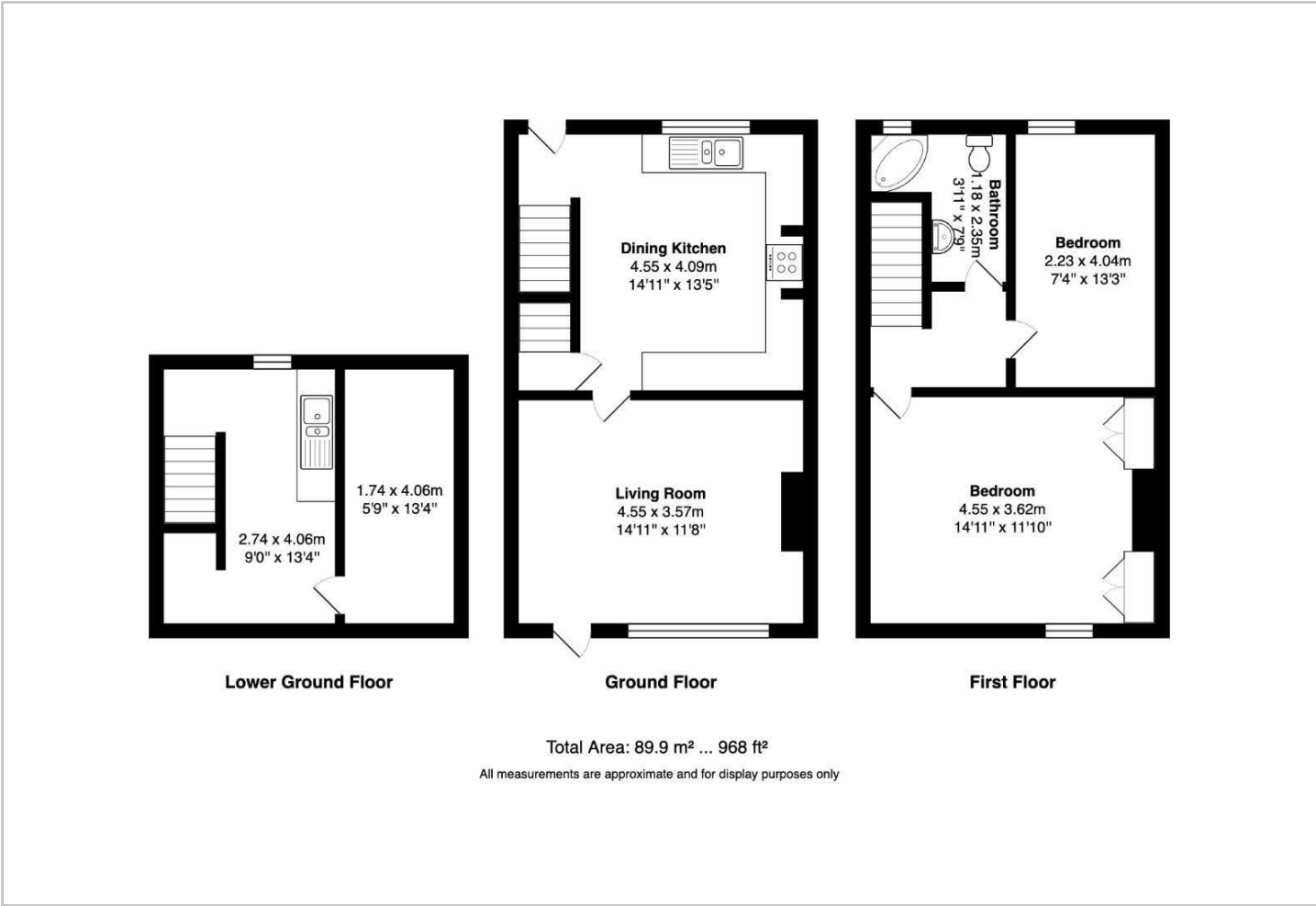
Hybrid Map



Terrain Map



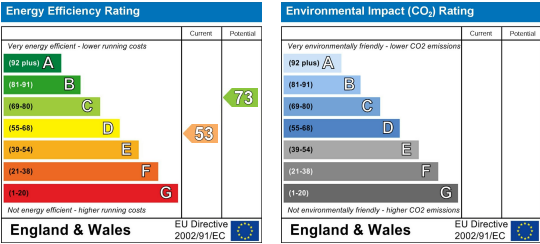
Floor Plan



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.