

# HUNTERS®

HERE TO GET *you* THERE



## Moorfield Crescent

Pudsey, LS28 8BR

£315,000



Council Tax: C





# 18 Moorfield Crescent

Pudsey, LS28 8BR

£315,000



- Substantial family home
- Gorgeous kitchen extension
- Immaculate finish throughout
- Open-plan reception room with log burner
- Private landscaped garden
- Three charming bedrooms
- Separate utility room
- Spa-like house bathroom
- Quiet cul-de-sac location within the heart of Pudsey
- Nearby local amenities, excellent schools and transport links

Welcome to this GORGEOUS property in a QUIET CUL-DE-SAC within the heart of PUDSEY that's up for grabs. It's an immaculately presented property, showcasing a SUBSTANTIAL EXTENSION, utility room, and a beautifully landscaped garden. There's plenty of off-street parking available, a feature that's sure to be appreciated by families and couples alike.

A standout feature of this property is the stunning KITCHEN EXTENSION. The kitchen is equipped with double NEFF slide & hide ovens, an induction hob, and an integrated dishwasher. The BIFOLD doors open to the landscaped garden and the breakfast bar dining area offers a great place for meals. No expense has been spared in designing this kitchen, from the under-cupboard lighting to the gorgeous tile floor, and even benefits from a separate UTILITY room.

The reception room is designed with an OPEN-PLAN, flowing layout. It features a living and dining area, a multi-fuel LOG BURNER for cosy evenings in, and plush carpets underfoot. The beautiful décor and fitted storage add to the appeal of this room.

This lovely property features THREE bedrooms. The current main bedroom has carpet flooring and a wonderful private garden outlook. The second bedroom is a spacious double room could function as the main if preferred, with deep fitted wardrobes and plenty of space for furniture. The third bedroom is a charming single room, also making for the perfect for a HOME OFFICE or a cute nursery.

The house also offers a STUNNING house BATHROOM with a beautiful, tiled suite, bath with an overhead shower, and a heated towel rail. The frosted window ensures privacy, and the under-sink storage is a practical addition.

This property is ideal for families and couples alike. It offers plenty of OFF-STREET PARKING and is located near public transport links, local amenities, schools, and parks. The council tax is in band 'C'. The beautifully LANDSCAPED GARDEN is private and low maintenance, with patio seating perfect for relaxing and entertaining.

This is not just a house, it is a BEAUTIFUL one-of-a-kind home. Don't miss out on this opportunity and book a viewing today!

Tel: 0113 257 6198

## ENTRANCE HALL

5'8" x 11'11" (1.73 x 3.65m)

## LIVING ROOM

13'0" x 21'10" (3.97 x 6.67m)

## DINING KITCHEN

18'11" x 11'1" (5.79 x 3.38m)

## UTILITY

7'1" x 8'1" (2.18 x 2.47m)

## LANDING

## BEDROOM ONE

9'8" x 10'5" (2.97 x 3.18m)

## BEDROOM TWO

9'8" x 11'3" (2.97 x 3.44m)

## BEDROOM THREE

6'1" x 8'3" (1.87 x 2.54m)

## BATHROOM

6'1" x 5'5" (1.87 x 1.67m)

## GARDENS & DRIVE



Road Map



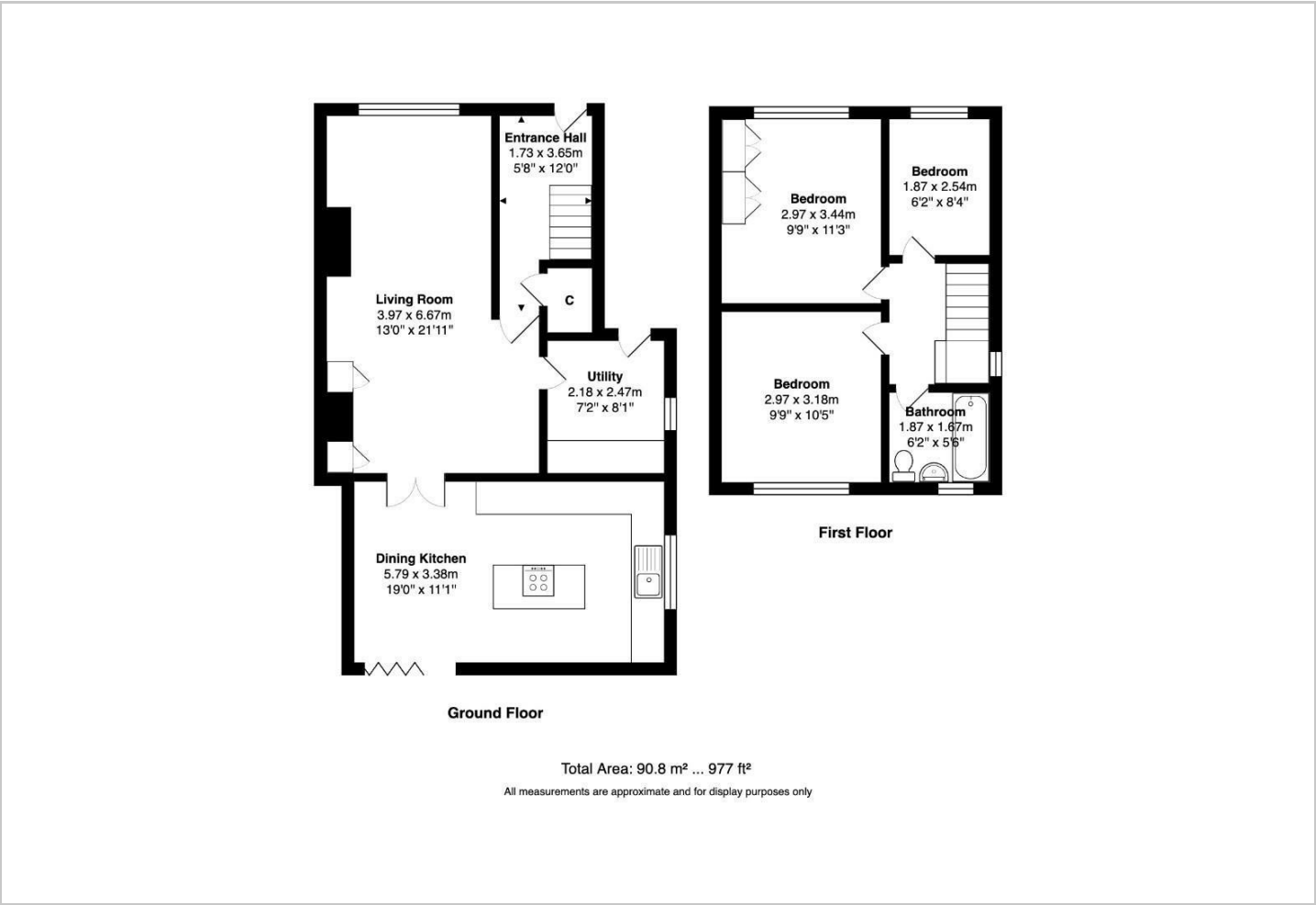
Hybrid Map



Terrain Map



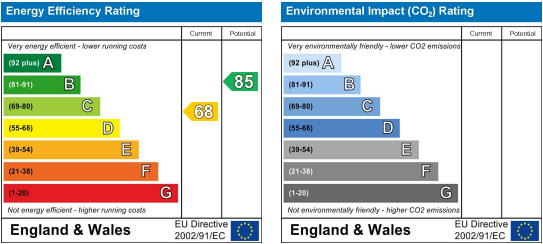
Floor Plan



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.