

HUNTERS[®]

HERE TO GET *you* THERE



Dawsons Meadow

Stanningley, Pudsey, LS28 5TU

£240,000



Council Tax: C



3 Dawsons Meadow

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£240,000



- Extended modern semi
- Sought-after quiet cul-de-sac
- Two Double bedrooms
- Excellent transport links
- Refitted bathroom 2019
- Extended kitchen with garden access
- South-facing landscaped garden
- Garage with light and power
- Parking for 2-3 cars
- Combined shower-room/wc

This charming modern extended semi-detached house, ideal for first-time buyers and young families, is located in a desirable cul-de-sac with excellent transport links, featuring two double bedrooms, a modern bathroom, an extended kitchen, a landscaped south-facing garden, and ample parking.

This appealing semi-detached house, currently listed for sale, is a must-see property for first-time buyers, couples, and young families. Situated in a sought-after location within a quiet cul-de-sac, the property boasts excellent transport links, local amenities, green spaces, walking and cycling routes just a short distance away.

The house is in good condition, providing comfortable living with two well-proportioned DOUBLE bedrooms, one of which benefits from a built-in storage cupboard. There is a well-maintained BATHROOM, refitted in 2019, featuring a separate shower cubicle and vanity sink/toilet, all within beautifully tiled walls.

Downstairs, you will find a generous sized reception room which comes with an understairs cupboard, perfect for extra storage. The EXTENDED kitchen is a standout feature, offering double doors to the landscaped south-facing garden, a Velux type window, ample fitted storage, space for a washer and fridge freezer, an integrated oven/hob, and a dishwasher.

Unique features are plentiful, from the GARAGE with light and power to the gas central heating system that is serviced regularly. The property benefits from PVC double glazing and offers parking for 2-3 cars. An extended downstairs and a landing with loft access via a pull-down ladder, which is part boarded with light, complete the property's unique features.

In summary, this is a delightful home with a wealth of features that make it an ideal choice for a variety of potential buyers.

The well-regarded Pudsey area, 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

EXTENDEN KTICHEN

18'0" x 11'8" (5.49m x 3.57m)

LIVING ROOM

19'4" x 11'8" (5.90m x 3.57m)

BEDROOM ONE

11'8" x 10'9" (3.56m x 3.29m)

BEDROOM TWO

11'8" x 9'7" (3.56m x 2.93m)

BATHROOM

6'2" x 5'3" (1.88m x 1.62m)

GARAGE

16'6" x 8'11" (5.05m x 2.72m)



Road Map



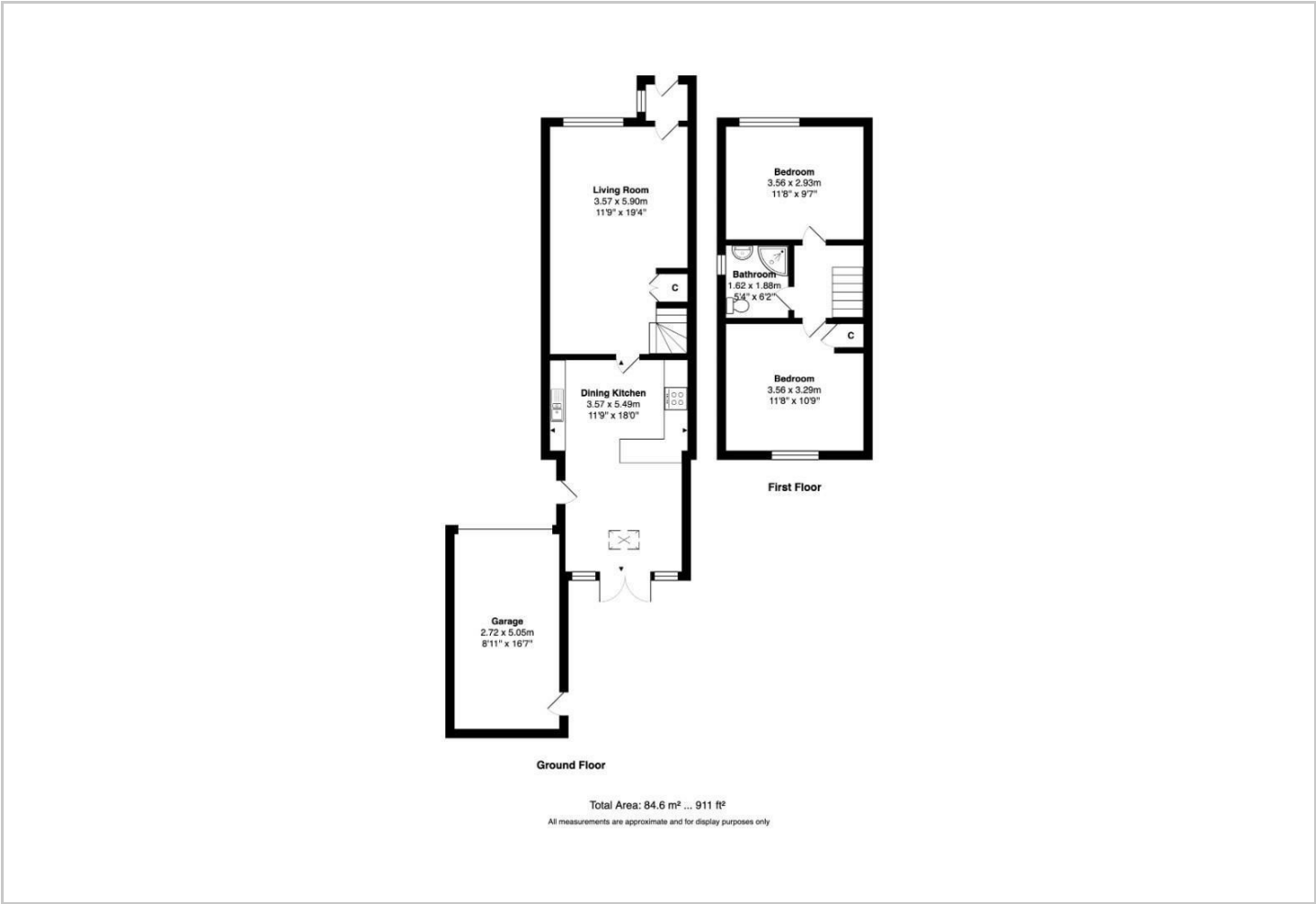
Hybrid Map



Terrain Map



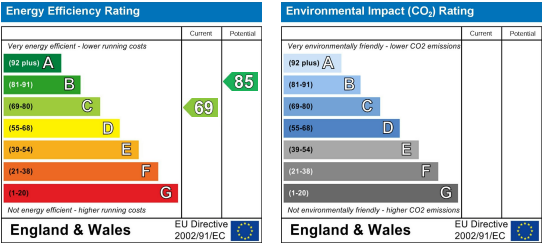
Floor Plan



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.