

# HUNTERS®

HERE TO GET *you* THERE



## Moorland Grove

Pudsey, LS28 8EP

£210,000



Council Tax: C





# 34 Moorland Grove

Pudsey, LS28 8EP

£210,000



- Extended family home
- Three charming bedrooms
- Blank canvas for personal touches
- Open-plan kitchen diner
- Ground floor bathroom
- Main bedroom ensuite W/C
- Desirable garden plot
- Off-street parking
- Sought-after location near Leeds & Bradford
- Ideal for first-time buyers, couples and families alike!

Welcome to this EXTENDED SEMI-DETACHED house, currently for sale and waiting for you to call it home. Bathed in neutral décor throughout, this property offers a blank canvas for you to make your mark.

As you step through the door, you'll be greeted by a cosy LIVING ROOM, complete with a decorative fireplace and plush carpets. The large bay window bathes the room in natural light and is the perfect spot to unwind, with enough space to accommodate the entire family.

The KITCHEN is the heart of this home, boasting an extended, OPEN-PLAN dining space that fills with natural light. The garden view from the kitchen window is truly serene. With tiled splashbacks, under-cupboard lighting, and ample wall and base units, this kitchen is as practical as it is beautiful. The accessible ground floor bathroom, with tiled walls and a bath with over shower, adds to the convenience of this home.

The house comprises THREE BEDROOMS: the main bedroom, complete with carpet flooring, fitted wardrobes and a small ENSUITE W/C; a second double bedroom with a peaceful garden outlook; and a versatile third bedroom, currently used as a HOME OFFICE, offering fitted storage. All bedrooms are neutrally decorated, ready for you to add your personal touch.

The property's unique features include a HUGE GARDEN PLOT and a substantial extension, with the potential for further expansion subject to planning permission. The off-street PARKING is an added bonus.

Located near public transport links, local amenities, schools, parks, and the Leeds & Bradford ring road, this property is IDEAL for first-time buyers, families, and couples alike. The huge garden offers massive potential, making this home a truly great find.

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

15'9" x 13'0" (4.81 x 3.98m)

## KITCHEN DINER (SECTION ONE)

10'9" x 5'7" (3.28 x 1.71m)

## KITCHEN DINER (SECTION TWO)

23'8" x 8'5" (7.23m x 2.57m)

## BATHROOM

7'11" x 4'9" (2.42 x 1.47m)

## LANDING

## BEDROOM ONE

13'0" x 12'1" (3.98 x 3.70m)

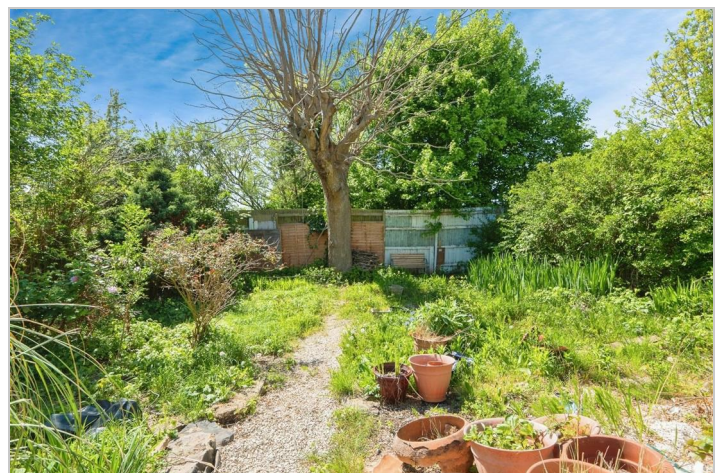
## WARDROBE / ENSUITE WC

## BEDROOM TWO

9'10" x 7'6" (3.01 x 2.30m)

## BEDROOM THREE

7'1" x 5'6" (2.16 x 1.68m)



Road Map



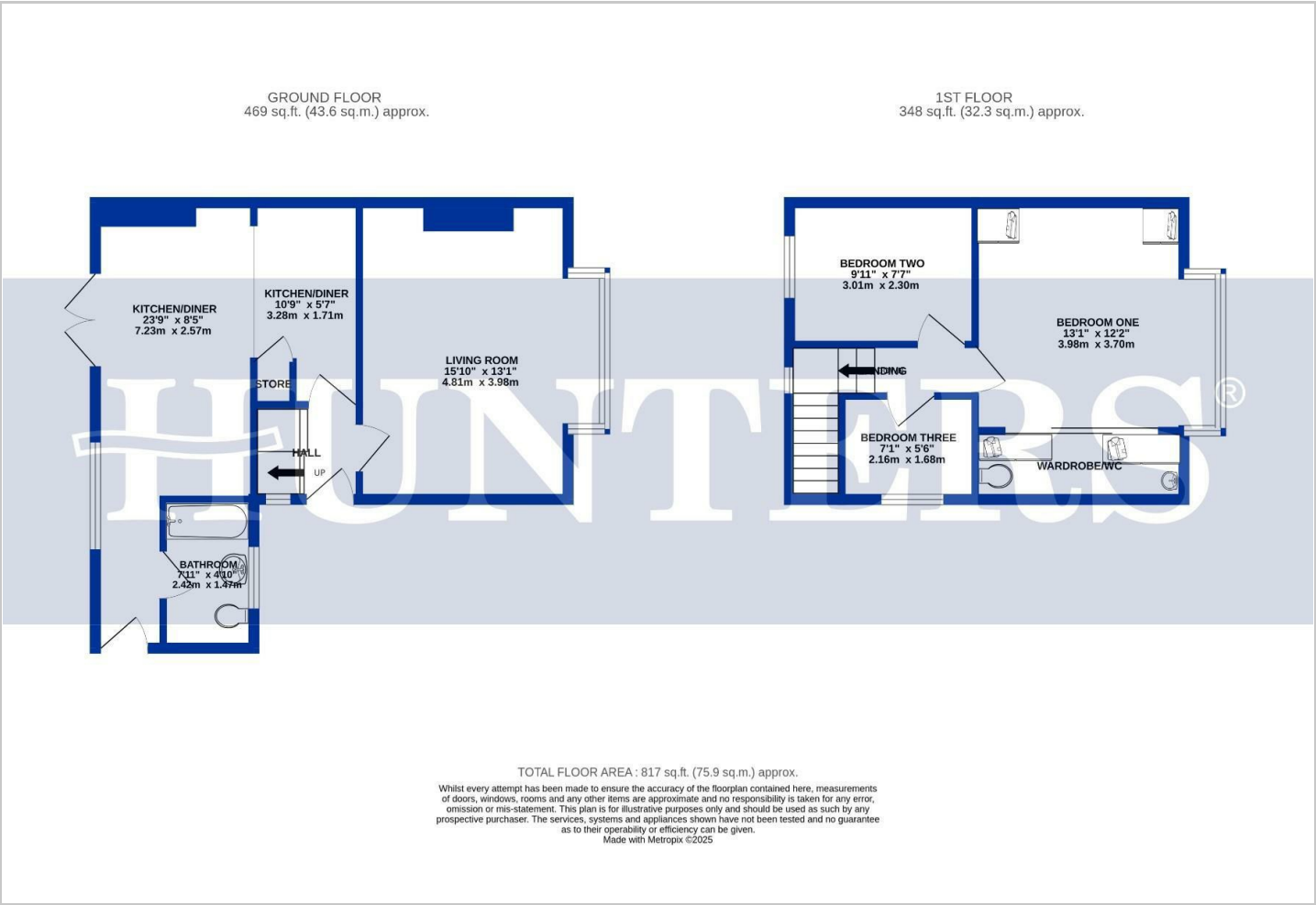
Hybrid Map



Terrain Map



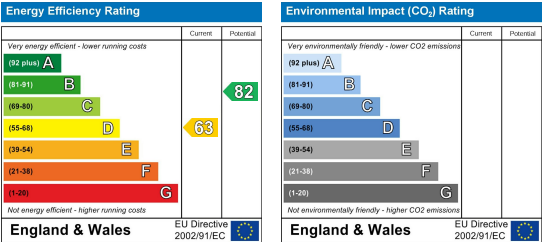
Floor Plan



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.