

# HUNTERS®

HERE TO GET *you* THERE



## Moorland Grove

Pudsey, LS28 8EP

£210,000



Council Tax: C





# 6 Moorland Grove

Pudsey, LS28 8EP

£210,000



- Semi detached house
- Highly sought-after location
- No Chain involved
- Two reception rooms
- Potential to improve
- Extended reception room
- Functional kitchen with double oven
- Three bedrooms with wardrobes
- Generous lawned front and rear garden
- Tandem length garage

This semi-detached house, ideal for modernization and personalization, features three bedrooms, two reception rooms, a functional kitchen, generous gardens, and off-road parking, all in a highly desirable location with excellent amenities and transport links, offering a perfect opportunity for first-time buyers, investors, or families with no chain involved.

We are pleased to present to the market this EXTENDED semi-detached house that is ripe for modernising and personalisation. Currently on sale, the property boasts some unique features and is situated in a highly sought-after location.

As you enter the house, you're welcomed into one of the two reception rooms, independently set and featuring a fireplace that adds a touch of character to the space. The second reception room is notably extended, providing plenty of room for relaxation or entertaining. The KITCHEN is quite functional with a double oven, a separate hob appliance, and ample storage cupboards. Space for a washer and a fridge is also available, catering to all your culinary needs.

The property consists of THREE generous sized bedrooms, two of them doubles, each with built-in wardrobes, and a third single room that could also serve as a home office. The BATHROOM is a combined suite, offering both convenience and space-saving design.

Externally, the property shines with a block paved driveway for off-road parking, and a tandem length GARAGE. A generously sized, lawned front and rear garden with a hard-landscaped area is a perfect retreat for outdoor lovers and also provides potential for further extension (subject to planning permissions).

The location is second to none, with public transport links, schools, local amenities, walking and cycling routes all within your reach. It's an ideal choice for first-time buyers, investors, or families. With no chain involved, this house offers a fantastic opportunity to create your dream home.

The well-regarded Historic 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

### LIVING ROOM

14'10" x 13'0" (4.53 x 3.97)

### SITTING/DINING ROOM

16'10" x 14'1" (5.15 x 4.31)

### KITCHEN

12'4" x 7'4" (3.78 x 2.26)

### BEDROOM ONE

12'6" x 8'9" (3.83 x 2.68)

### BEDROOM TWO

9'4" x 7'10" (2.87 x 2.39)

### BEDROOM THREE

9'4" x 6'11" (2.87 x 2.12)

### BATHROOM

7'11" x 5'11" (2.42 x 1.81)





Road Map



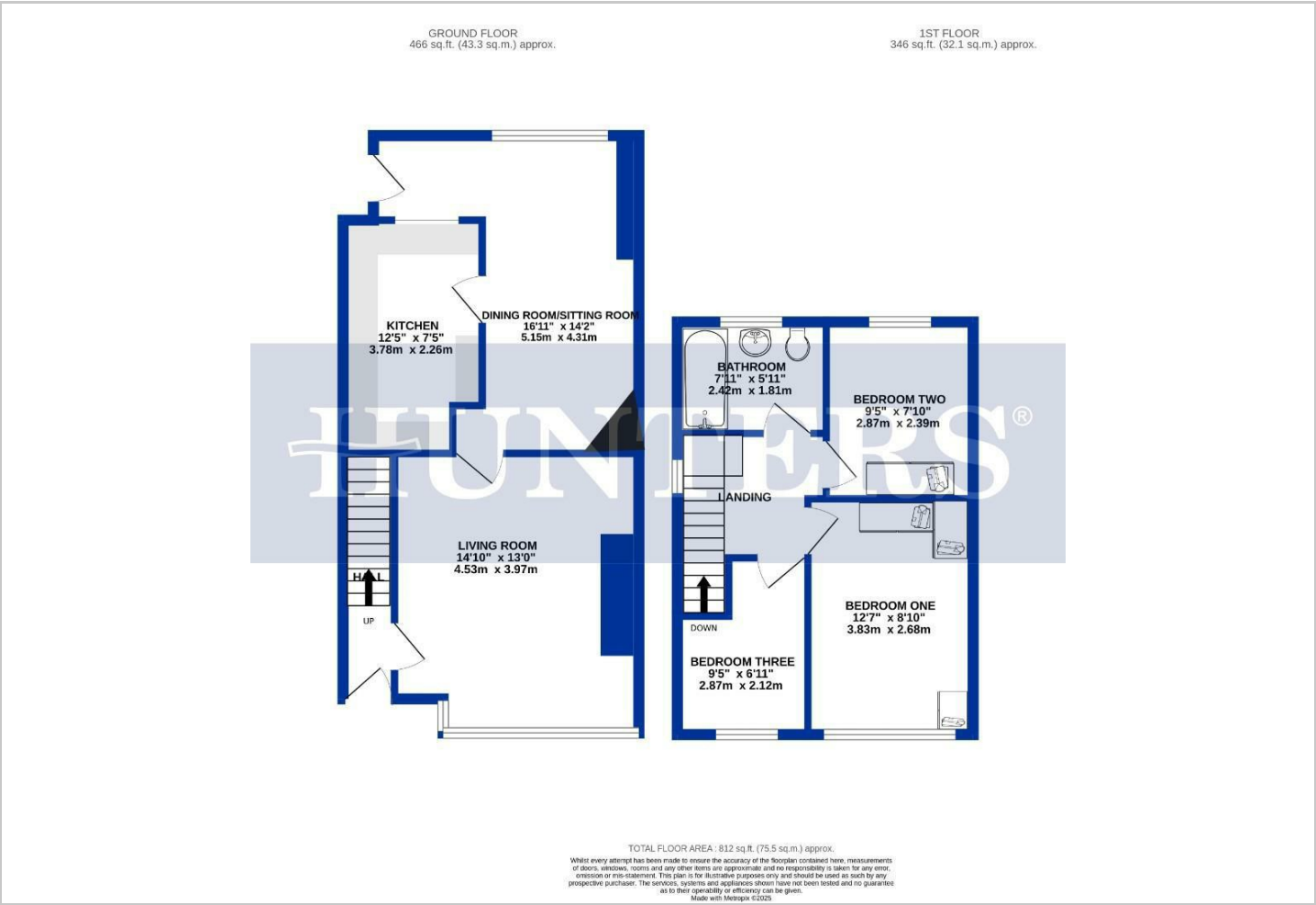
Hybrid Map



Terrain Map



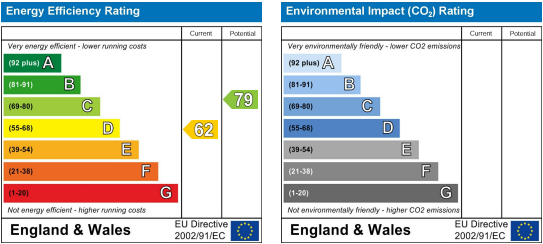
Floor Plan



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.