

HUNTERS®

HERE TO GET *you* THERE



Wood Vine Street

Stanningley, LS28 6BD

Offers In The Region Of £180,000



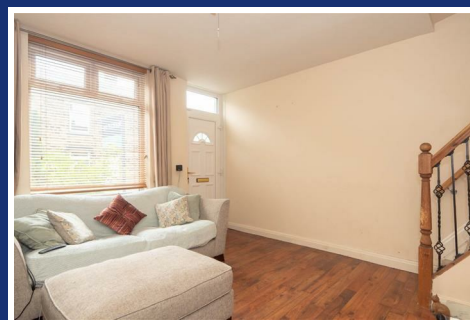
Council Tax: A



10 Wood Vine Street

Stanningley, LS28 6BD

Offers In The Region Of £180,000



- Stone through terraced
- Three Bedrooms
- Spacious living room
- Kitchen/diner
- White Bathroom
- Courtyard garden
- Handy for commuting links
- Useful storage cellar
- Study/dressing room
- Close to Pudsey station

Hunters are delighted to offer for sale this well PRESENTED Victorian style STONE BUILT THREE BEDROOM END TERRACE house with ACCOMMODATION TO THREE FLOORS and a really useful storage cellar.

The property is situated in a convenient residential cul de sac location just off Bradford Road with fantastic access to the City centres of both Leeds and Bradford via local public transport, road and rail networks and the motorway links beyond.

The house benefits from a GAS FIRED CENTRAL HEATING SYSTEM, PVC DOUBLE GLAZING, with NEUTRAL DECOR and quality floor coverings throughout and comprises: living room with wood floor, FEATURE Limestone FIREPLACE and an open staircase to the first floor, impressive kitchen/diner with POLISHED GRANITE WORKTOPS, breakfast bar, TRAVERTINE TILED FLOOR, and a dressed stone fireplace with space for a dual fuel range cooker, access to the useful STORAGE CELLAR with plumbing, power and light.

On the first floor there are two bedrooms, the main bedroom having a built in polished granite dressing table area with mirrors and power points and a MODERN WHITE THREE PIECE BATHROOM SUITE. On the second floor there is a further double sized bedroom that is through to an occasional room that would make a perfect office/study or nursery with eaves storage. Outside there are well maintained courtyard style gardens front and rear ideal for sitting out and relaxation.

Viewing this property is essential in order to fully appreciate the attention to detail and quality involved in the renovation and modern styling combined with the period features to create a truly outstanding home. OFFERED with CHAIN FREE.

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

12'1" x 12'2" (3.68 x 3.71)

KITCHEN/DINER

12'11" x 12'0" (3.96 x 3.66)

BEDROOM ONE

12'8" x 12'3" (3.86 x 3.73)

BEDROOM THREE

9'3" x 6'6" (2.82 x 1.98)

BATHROOM

8'2" x 5'6" (2.49 x 1.68)

BEDROOM TWO

9'4" x 8'9" (2.84 x 2.67)

DRESSING ROOM/ STUDY

7'1" x 6'6" (2.16 x 1.98)

STORAGE CELLER



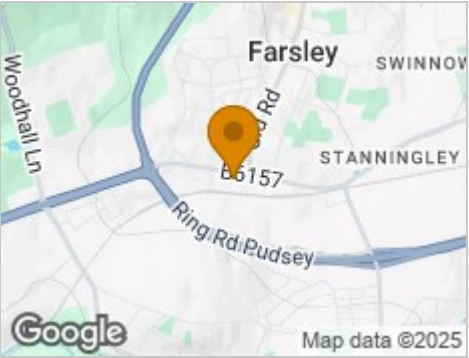
Road Map



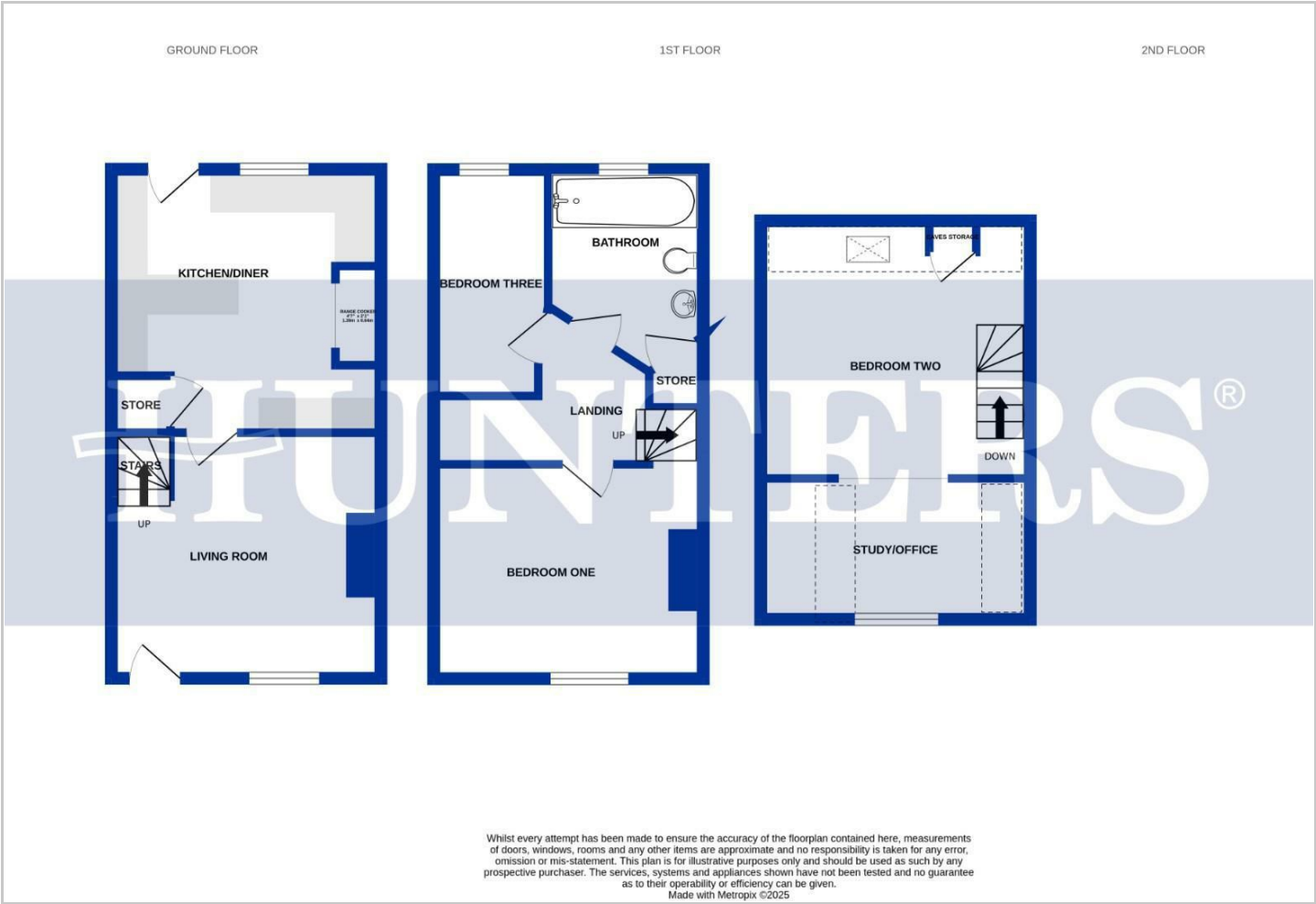
Hybrid Map



Terrain Map



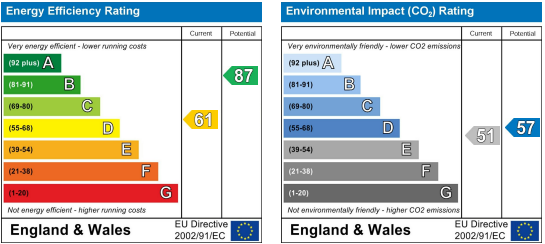
Floor Plan



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.