

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cemetery Road

Pudsey, West Yorkshire, LS28 7JU

£150,000



Council Tax: A



# 135 Cemetery Road

Pudsey, West Yorkshire, LS28 7JU

£150,000



- Substantial stone terrace property
- Charming double bedroom
- Well-sized cellar conversion
- Spacious living room with period features
- Cute kitchen with potential for open-plan
- Versatile lower ground floor with utility
- Low maintenance garden space
- Perfect location for local amenities
- Ideal for first-time buyers and couples
- Council tax band 'A'

Welcome to this IMMACULATE, back-to-back END TERRACE that's on the market and ready to welcome you home. This charming property is PERFECT for first-time buyers or couples, boasting a unique mix of traditional character and modern comforts.

Step inside to find a well-sized LIVING ROOM, accentuated by a large window that fills the space with natural light and offers a fantastic view over Leeds. The exposed stone mantle adds a touch of rustic charm, and there's even access to a large, fully FUNCTIONAL CELLAR. The cellar is tanked, plumbed, and with power, and doubles up as a handy UTILITY space with central heating.

The property's heart is its cute galley style KITCHEN, which is filled with natural light. It features an integrated oven and offers potential to be reconfigured into an open-plan design with the reception room, perfect for those who love to entertain.

The spacious DOUBLE BEDROOM is a haven of tranquillity, offering plush carpets underfoot and a fantastic VIEW over Leeds. The BATHROOM is equally impressive, boasting a gorgeous three-piece suite with a bath and overhead shower. Half-height wooden panelling adds a touch of elegance, and there's space to reconfigure to your taste.

Outside, you'll find a low maintenance GARDEN space that's ready to enjoy. The property is in an excellent location, within walking distance of shops and local amenities, close to public transport links, nearby schools, and parks.

With a council tax band of 'A', this house is cost effective and ready to move into. It's an opportunity not to be missed. A viewing is HIGHLY recommended!



### LIVING ROOM

15'8" x 11'6" (4.79 x 3.51m)

### KITCHEN

15'8" x 4'0" (4.79 x 1.22m)

### CELLAR / UTILITY

15'6" x 14'9" (4.73 x 4.50m)

### LANDING

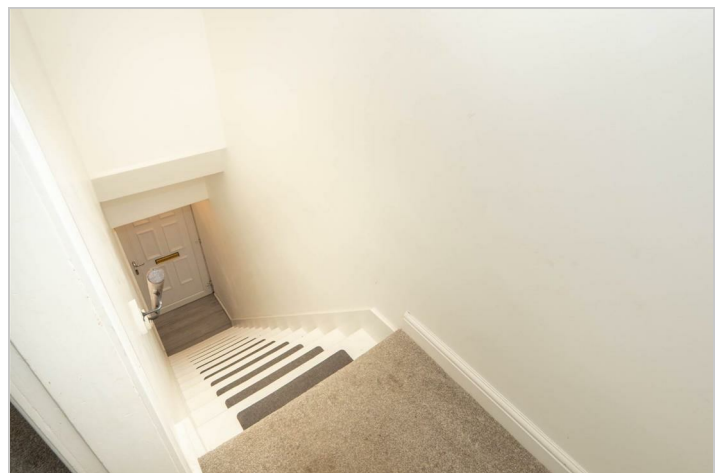
### BEDROOM

12'7" x 9'11" (3.85 x 3.03m)

### BATHROOM

15'8" x 5'6" (4.80 x 1.70m)

### GARDEN



## A map snippet from Google Maps showing a street intersection. Cemetery Rd runs horizontally. Marsh runs vertically, intersecting Cemetery Rd from the left. Owlcotes Ln runs diagonally upwards from Cemetery Rd. An orange location pin is placed on Cemetery Rd, just east of its intersection with Marsh. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

An aerial map of Pudsey, North Carolina. A yellow location pin is placed in the center of the town. The map shows Ring Rd. Pudsey running horizontally across the top. The town name 'Pudsey' is written in white text at the bottom center. The map is credited to Google, Landsat / Copernicus, and Maxar Technologies.

## A map of the Pudsey area in Leeds. A red location pin is placed on Ring Rd, Pudsey. The map shows surrounding roads like B6157 and Stanningley, and green spaces like Pudsey Park. The Google logo and 'Map data ©2025' are visible at the bottom.

BASEMENT LEVEL  
224 sq.ft. (20.8 sq.m.) approx.

GROUND FLOOR  
275 sq.ft. (25.6 sq.m.) approx.

1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.

CELLAR/UTILITY ROOM  
13'6" x 14'9"  
4.73m x 4.56m

UP

DOWN

STORE

LIVING ROOM  
15'8" x 11'4"  
4.79m x 3.51m

KITCHEN  
15'8" x 4'1"  
4.79m x 1.22m

UP

DOWN

LANDING

DOWN

STORE

BEDROOM  
13'8" x 9'11"  
3.85m x 3.03m

BATHROOM  
15'9" x 9'7"  
4.80m x 3.00m

UP

DOWN

STORE

TOTAL FLOOR AREA : 779 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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