

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lumby Lane

Pudsey, LS28 9JF

£225,000



Council Tax: B





# 9 Lumby Lane

Pudsey, LS28 9JF

£225,000



- Gorgeous stone terrace
- Two charming double bedrooms
- Beautiful hidden gem
- Rustic kitchen diner with modern appliances
- Large log burner and Hive heating system
- Extensive S/E garden with patio
- Immaculate finish throughout
- Spa-like bathroom suite
- High end fixtures and fittings
- Ideal Pudsey location nearby local amenities

Welcome to this HIDDEN GEM, a beautiful TWO BEDROOM home that's for sale and oozing charm at every corner. Tucked away in a secret spot, this property enjoys a S/E facing low maintenance GARDEN with a sun trap patio - perfect for those sunny afternoons.

On entering, you're welcomed through the conservatory and into the KITCHEN, boasting a cute cottage feel with exposed stonework and a large log burner. The breakfast bar seating, RANGE style cooker, integrated dishwasher and washer dryer offer modern convenience, whilst the beamed ceiling and Belfast sink add a touch of rustic charm. The kitchen flows beautifully into the CONSERVATORY, providing a sunny space for family meals and hosting summer events.

This stunning home offers a cosy family LIVING ROOM, presented with a lovely décor with a beautiful finish. The chandelier adds a touch of elegance, and the large window gives a lovely garden outlook to bathe the room in a natural flow of light. The HIVE heating system ensures the room, and the entire house remain warm and inviting.

The property features TWO stunning DOUBLE BEDROOMS. The well-sized main bedroom benefits from plush carpet flooring, a walk-in storage space with light, deep sunken windows, and a garden view. The second bedroom is equally impressive with a stunning beamed ceiling, period fireplace, beautiful decor, and plenty of natural light.

The BATHROOM is simply exceptional, offering a SPA-LIKE suite with a contemporary design. Charcoal accents, a P-shape bath with an overhead RAIN shower, dynamic mirror lighting, and two windows with blinds create a luxurious and relaxing space.

Outside, the well-sized garden also offers two stone outbuildings to provide ample outside storage space. Positioned close to public transport links, local amenities, nearby schools and walking routes, this house is PERFECT for first-time buyers and couples alike. With its high-end fixtures and gorgeously presented rooms, this house is a truly special home and just waiting to be discovered. A viewing is HIGHLY recommended by the agent to see what this home has to offer!

Tel: 0113 257 6198

### CONSERVATORY

11'0" x 6'10" (3.36 x 2.09m)

### KITCHEN DINER

11'10" x 16'0" (3.61 x 4.90m)

### LIVING ROOM

9'1" x 13'3" (2.79 x 4.04m)

### LANDING

### BEDROOM ONE

8'9" x 13'3" (2.69 x 4.04m)

### BEDROOM TWO

12'1" x 9'7" (3.70 x 2.93m)

### BATHROOM

9'1" x 5'11" (2.78 x 1.81m)

### GARDEN & OUTBUILDINGS



Road Map



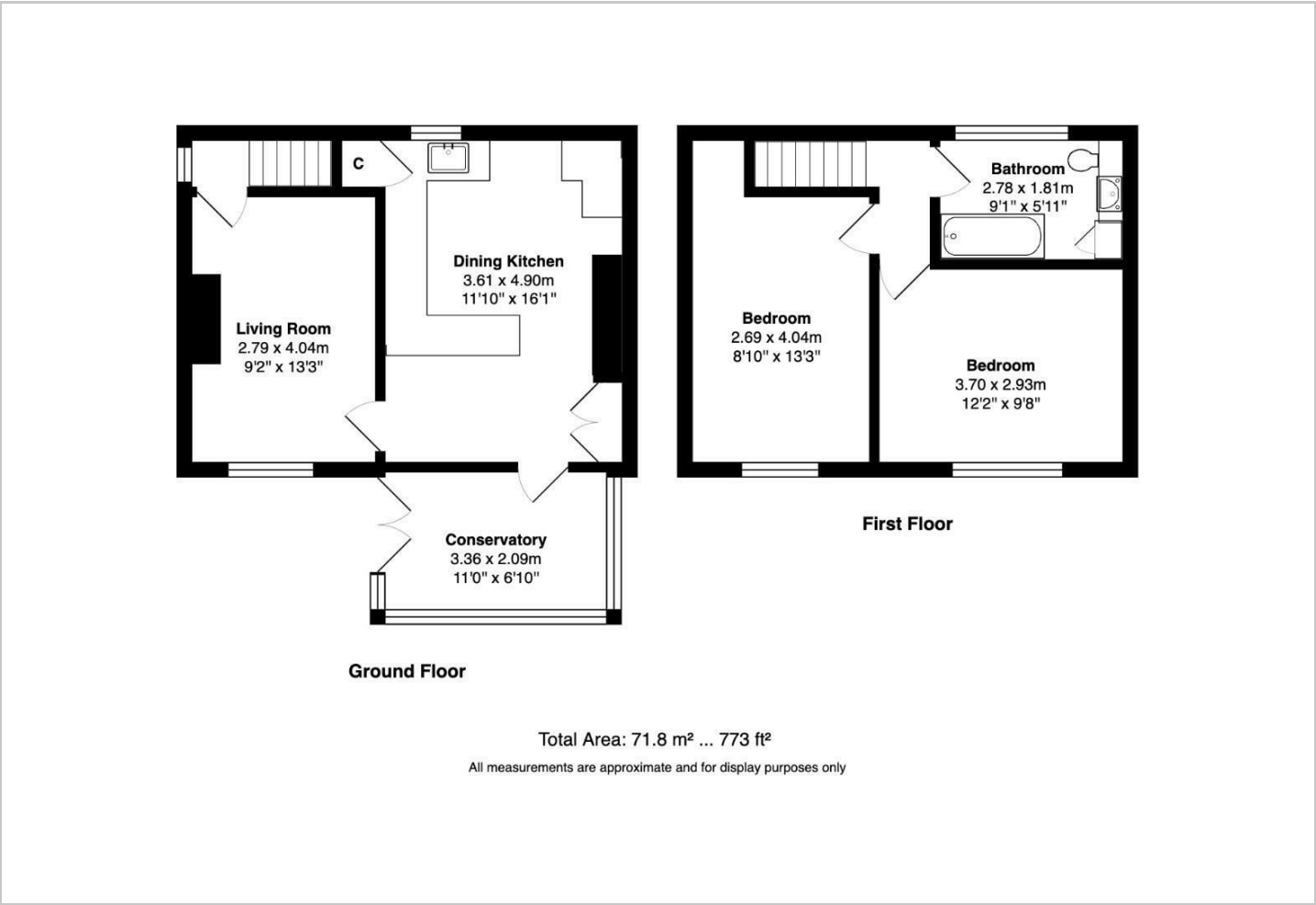
Hybrid Map



Terrain Map



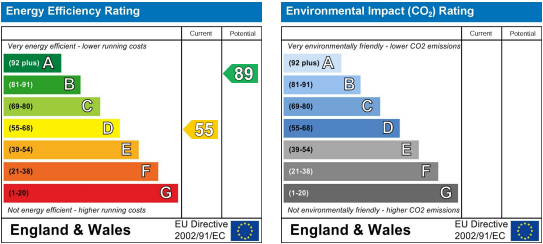
Floor Plan



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.