

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Roker Lane

Pudsey, LS28 9NB

£260,000



Council Tax: A





# 71 Roker Lane

Pudsey, LS28 9NB

£260,000



- Beautiful stone terrace
- Three charming bedrooms
- Stunning finish throughout
- Quaint kitchen diner with pantry
- Bright living room with garden access
- Gorgeous south-facing garden and patio
- Jaw-dropping field views to rear
- Non allocated parking available at front

This GORGEOUS stone terrace is currently on the market for sale. The property presents a unique opportunity for first-time buyers or families looking for a BEAUTIFUL home in a location with excellent public transport links and nearby schools.

The house boasts an impressive THREE bedrooms. The first and second bedrooms are spacious doubles, with the main bedroom benefitting from built-in wardrobes and STUNNING FIELD VIEWS. The third bedroom is a comfortable single room, perfect for a child's room or a home office.

At the heart of the house is a tastefully decorated LIVING ROOM, showcasing a charming fireplace and French doors to the SOUTH-FACING GARDEN that allow for plenty of natural light. This room offers an inviting space for relaxation or entertaining guests.

The property also includes a BEAUTIFUL KITCHEN, equipped with a BOSCH oven and ample dining space. An added bonus is the PANTRY under the stairs, providing extra storage for your culinary needs.

Completing the house is a MODERN BATHROOM featuring a heated towel rail and a bath with an overhead shower.

One of the standout features of this property is the rear south-facing garden and PATIO. This outdoor space is perfect for alfresco dining and benefits from GORGEOUS FIELD VIEWS to the rear to enjoy a morning coffee while basking in the sunlight.

In conclusion, this house is not just a property, but a home filled with warmth and CHARACTER. Its condition and location make it an ideal choice for those making their first steps onto the property ladder or for a family seeking a new place to grow.

### DINING KITCHEN

11'7" x 13'1" (3.55 x 3.99m)

### LIVING ROOM

11'7" x 13'2" (3.55 x 4.02m)

### BEDROOM ONE

11'7" x 13'3" (3.55 x 4.06m)

### BEDROOM TWO

6'6" x 8'9" (1.99 x 2.69m)

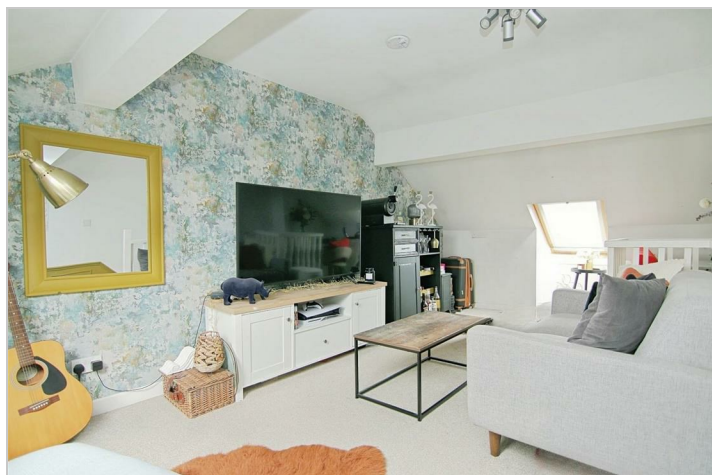
### BATHROOM

4'6" x 6'3" (1.39 x 1.93m)

### BEDROOM THREE

11'7" x 18'7" (3.55 x 5.67m)

### GARDEN & PATIO



Road Map



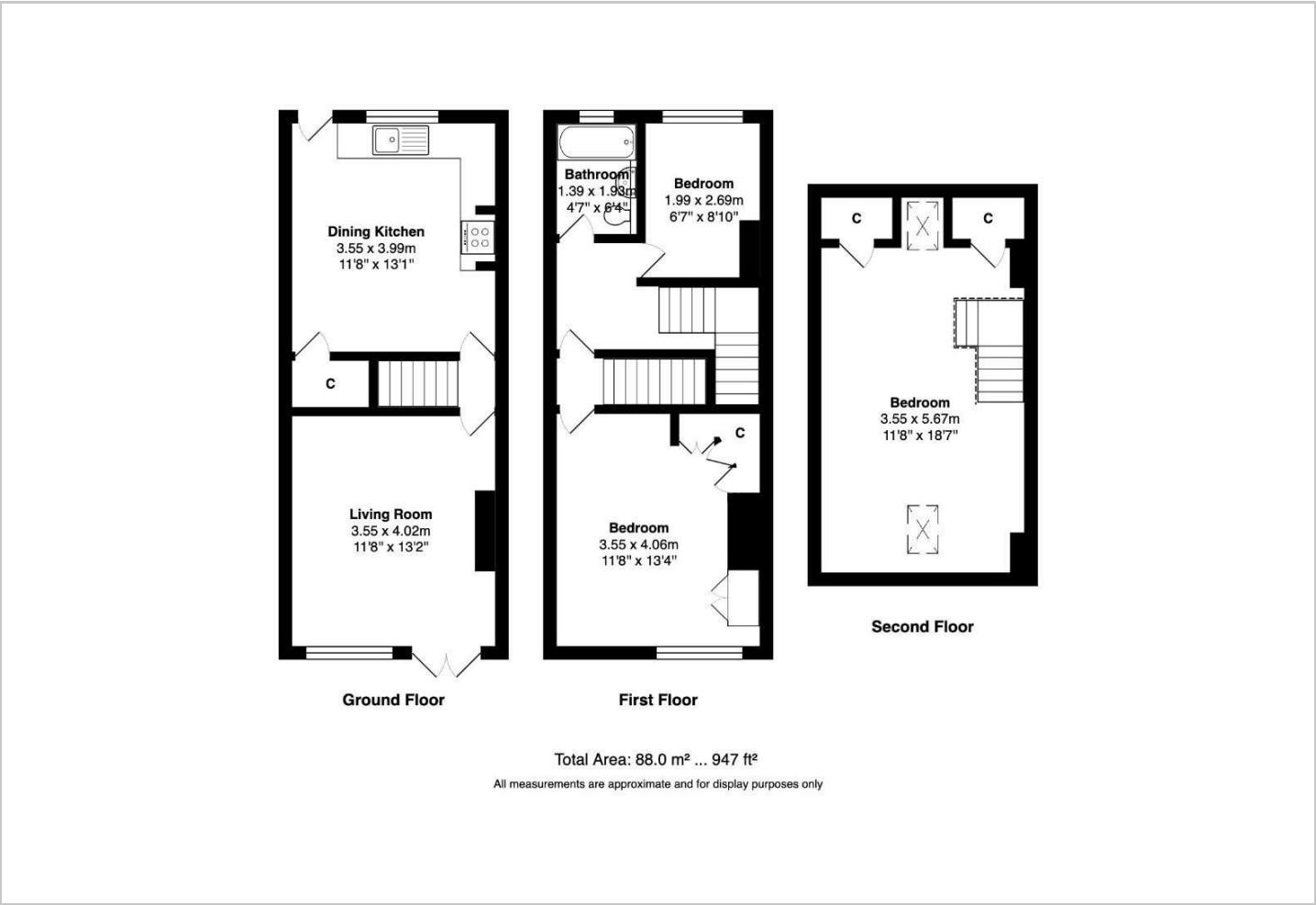
Hybrid Map



Terrain Map



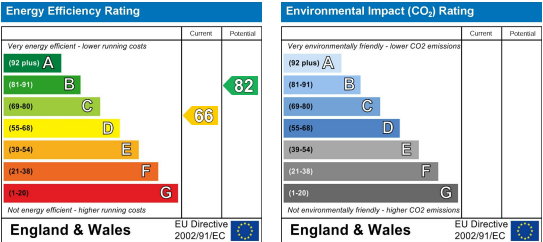
Floor Plan



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.