

# HUNTERS<sup>®</sup>

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## Daleside Avenue

Pudsey, Leeds, LS28 8HB

Offers In The Region Of £180,000



Council Tax: B



# 37 Daleside Avenue

Pudsey, Leeds, LS28 8HB

## Offers In The Region Of £180,000



- Three bedroom semi detached house
- Generous living accommodation
- Sure to appeal to first time buyers and families
- Two reception rooms plus conservatory
- Downstairs shower-room/wc
- Driveway and single garage
- Close to commuting links and local amenities
- Low maintenance gardens

Offered to the market is this spacious and EXTENDED, THREE BEDROOM SEMI DETACHED home, situated in a popular and convenient location in Pudsey, boasting excellent commuting links to both Leeds & Bradford and a range of local amenities. Featuring TWO RECEPTION ROOMS, CONSERVATORY, GARAGE, GARDENS and DRIVEWAY, the property is sure to appeal to a range of buyers in particular FIRST TIME BUYERS and FAMILIES.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: PORCH leading to ENTRANCE HALLWAY with stairs rising to the first floor and useful storage cupboard. The LIVING ROOM, located to the front of the house, is a generous size reception room and has a wall mounted gas fire. The DINING ROOM has a door leading to a shower-room/wc, is currently being used as a sitting room and leads through to the KITCHEN which has a range of modern wall and base storage units, an integrated gas hob and extractor hood, dishwasher and space for a fridge/freezer and washing machine. There is also a CONSERVATORY which provides an additional living space and has light, power and sliding patio doors leading outside.

Upstairs, there are THREE bedrooms, two of which are double sized rooms, bedroom one has wardrobes and bedroom two has fitted wardrobes and a storage cupboard. The BATHROOM has a three piece suite with overhead mixer shower, heated towel rail, fully tiled walls and tiled flooring.

Externally, there is the benefit of low maintenance gardens to the front and rear. To the front, there is a DRIVEWAY with double metal gates and to the side there is a LEAN TO, currently being used for storage. There is a single GARAGE to the rear which is great for further storage and has light and power. The rear garden is fully enclosed and would make a lovely place to sit out and relax.

The location of the property is convenient for commuting to both Leeds and Bradford by road and Pudsey railway station, which is within 1 mile of the address. There is easy access to an excellent range of shops/cafés in the centre of Pudsey as well as Thornbury which has a variety of amenities including shops, a cinema and a gym.

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

**PORCH**

**HALLWAY**

**LIVING ROOM**

12'5" x 11'1" (3.8m x 3.4m)

**DINING ROOM**

17'4" x 8'10" (5.3m x 2.7m)

**KITCHEN**

8'10" x 8'2" (2.7m x 2.5m)

**CONSERVATORY**

9'6" x 7'10" (2.9m x 2.4m)

**LANDING**

**BEDROOM ONE**

10'9" x 10'5" (3.3m x 3.2m)

**BEDROOM TWO**

10'9" x 8'10" (3.3m x 2.7m)

**BEDROOM THREE**

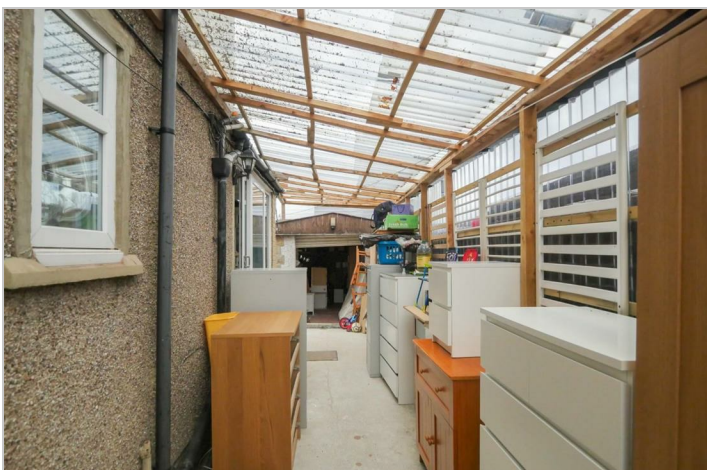
6'6" x 6'2" (2m x 1.9m)

**BATHROOM**

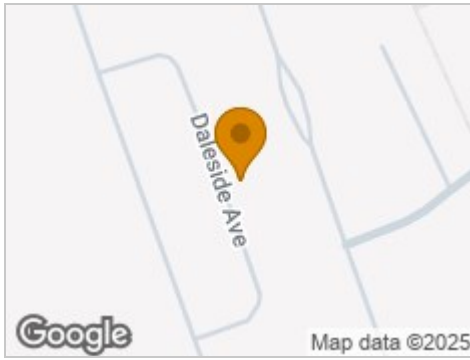
6'2" x 5'2" (1.9m x 1.6m)

**GARAGE**

19'4" x 7'6" (5.9m x 2.3m)



## Road Map



## Hybrid Map



## Terrain Map



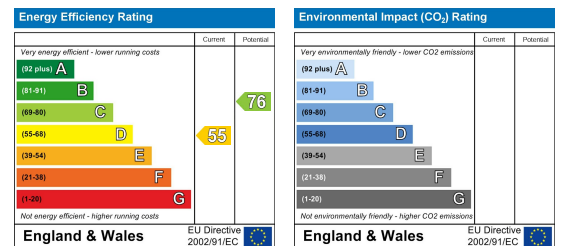
## Floor Plan



## 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.