

HUNTERS®

HERE TO GET *you* THERE



Ashfield Grove

Pudsey, West Yorkshire, LS28 6AG

£299,995



Council Tax: C



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- Stunning one-of-a-kind home!
- Contemporary kitchen diner
- Ground floor utility extension
- Spa-like bathroom
- Spacious living room with shutter blinds
- Gorgeous gardens with pergola, hot tub and gated parking
- Three inviting bedrooms
- Beautifully presented throughout
- Quiet cul-de-sac nearby Pudsey town centre
- Ideal for couples and families

This BEAUTIFULLY PRESENTED semi-detached home offers a FAMILY-friendly space throughout, with a CONTEMPORARY kitchen diner, ground floor UTILITY extension, THREE inviting bedrooms, a SPA-LIKE bathroom, GORGEOUS GARDENS with pergola and hot tub, and modern amenities including GATED DRIVE parking and a Hive heating system, all whilst nestled in a QUIET CUL-DE-SAC in Pudsey.

Welcome to this STUNNING semi-detached home that's currently up for sale, offering a cosy haven perfect for families and couples alike. This delightful property boasts a GORGEOUS FINISH throughout and EXTENSION to rear, presenting a truly one-of-a-kind property!

As you walk in, a porch entrance welcomes you home, leading to the heart of the home, the BEAUTIFUL KITCHEN. This area is not just a place for cooking but also for DINING and socialising, currently even featuring BAR area with a wine fridge. The kitchen is filled with CONTEMPORARY, matte handleless units with under cupboard lighting, integrated with Bosch oven, microwave, dishwasher, and a fridge freezer. Its dual aspect sunshine makes it a vibrant place to whip up meals. A separate UTILITY provides additional storage, cloakroom space, and home for white goods.

The property also boasts a well-presented LIVING ROOM on the ground floor, tastefully decorated with a media wall, boxed radiator and gorgeous SHUTTER BLINDS. It's a separate space overlooking the front garden, with plenty of room to accommodate the whole family while basking in natural light.

Upstairs, you'll find THREE inviting BEDROOMS with carpets and blinds throughout. The main double bedroom presents an inviting decor and a lovely garden outlook. The second bedroom is very similar and at the rear of the property, with potential to serve as the main bedroom if preferred. The third bedroom is a lovely single room, offering versatility to be a nursery or a HOME OFFICE to suit your needs. The BATHROOM is a SPA-LIKE sanctuary with a bath and an over rain shower, heated towel rail, modern tiles, and a dynamic light up mirror, offering a place to relax after a long day.

Outside, it's impossible to ignore the STUNNING GARDENS. The garden is private, secure, and features decked seating on both sides – even benefitting from a PERGOLA with a hot tub to relax under the fairy lights. There is also a secure gated drive for off-street parking. Located in a QUIET CUL-DE-SAC, in a sought-after PUDSEY location, with easy commute to Leeds. It's close to public transport, schools, local amenities and nearby parks. This SUPERB home in a fantastic location is a rare opportunity to come by so book an early viewing today!

Tel: 0113 257 6198

PORCH

ENTRANCE HALL

LIVING ROOM

11'3" x 10'9" (3.45 x 3.28m)

KITCHEN DINER

16'9" x 11'9" (5.12 x 3.59m)

CLOAKROOM

UTILITY

6'0" x 7'11" (1.84 x 2.42m)

LANDING

BEDROOM ONE

10'8" x 11'2" (3.26 x 3.42m)

BEDROOM TWO

10'8" x 11'3" (3.26 x 3.45m)

BEDROOM THREE

6'1" x 6'8" (1.86 x 2.04m)

BATHROOM

6'1" x 8'0" (1.86 x 2.44m)

GARDENS & DRIVE



Road Map



Hybrid Map



Terrain Map



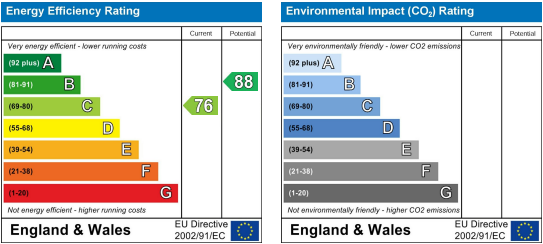
Floor Plan



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.