

# HUNTERS®

HERE TO GET *you* THERE



## Moorfield Crescent

Pudsey, West Yorkshire, LS28 8BR

Offers Over £260,000



Council Tax: B





# 34 Moorfield Crescent

Pudsey, West Yorkshire, LS28 8BR

Offers Over £260,000



- CHAIN-FREE SALE!
- Beautifully extended family home
- Contemporary kitchen diner
- South-facing garden with outbuilding
- Ground W/C and utility room
- Sunlit dining conservatory and separate living room
- Three bedrooms & Modern bathroom
- Quiet cul-de-sac within walking distance to town
- Off-street parking for two cars with EV charging
- Ideal for first-time buyers and families alike!

Welcome to this immaculate, EXTENDED THREE-bedroom house nestled in a peaceful CUL-DE-SAC with SOUTH-FACING garden, just a stone's throw from Pudsey town centre and with excellent schools and picturesque walking routes close by – CHAIN FREE and perfect for first-time buyers and families alike!

Step inside and you're greeted by a bright, separate front LIVING ROOM, offering a comfortable space for the family, with room for your personal touches. To the rear, the home opens into a beautifully EXTENDED KITCHEN, where contemporary matte units, ample wall and base storage, a stylish tiled splashback, and a range-style cooker come together in tasteful harmony. Natural light bathes this space, which flows effortlessly into the open-plan DINING CONSERVATORY—a wonderful spot for both entertaining and relaxing, all while enjoying lovely views of the delightful SOUTH-FACING garden.

The ground floor extension has also created a handy UTILITY area and a convenient W/C, all seamlessly integrated into the layout. Step outside and bask in the suntrap GARDEN, complete with decked seating for al fresco moments, mature borders, plenty of grassy space, and an impressive OUTBUILDING with power—ideal as a workshop, home office or garden retreat.

Upstairs, you'll find THREE charming bedrooms. The main bedroom boasts FITTED WARDROBES and peaceful views over the bowling green; a further double enjoys a beautiful outlook across the garden, and the third bedroom is perfect as a HOME OFFICE, nursery, or single, with a practical fitted desk. The MODERN BATHROOM features a fresh design with a corner shower and frosted window.

Adding further appeal, you'll find OFF-STREET PARKING for TWO cars with EV charging, and a sought-after Council Tax Band B. This CHAIN FREE extended home is ready to welcome new memories—simply move in and start living!

Tel: 0113 257 6198

## PORCH

## ENTRANCE HALL

## LIVING ROOM

10'0" x 12'4" (3.07 x 3.76m)

## KITCHEN

13'1" x 9'3" (3.99 x 2.83m)

## CONSERVATORY DINING

7'7" x 9'4" (2.33 x 2.85m)

## UTILITY

6'5" x 8'3" (1.97 x 2.54m)

## W/C

2'7" x 5'0" (0.79 x 1.53m)

## LANDING

## BEDROOM ONE

9'8" x 11'2" (2.95 x 3.42m)

## BEDROOM TWO

9'8" x 10'9" (2.95 x 3.28m)

## BEDROOM THREE

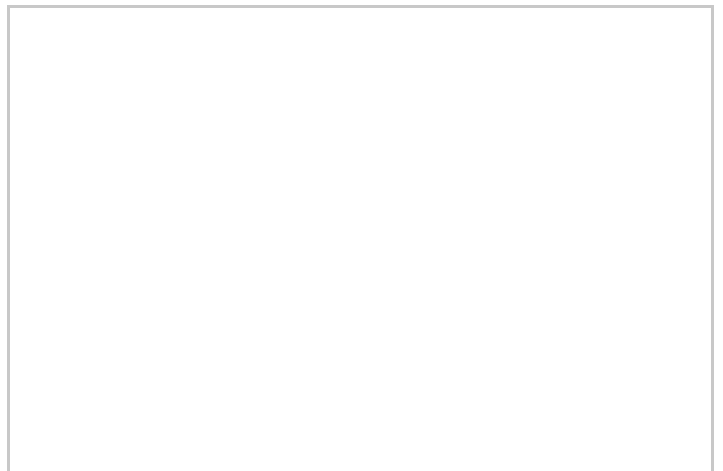
6'1" x 8'3" (1.87 x 2.53m)

## BATHROOM

6'0" x 5'8" (1.83 x 1.75m)

## GARDENS & OUTBUILDING

## DRIVE



Road Map



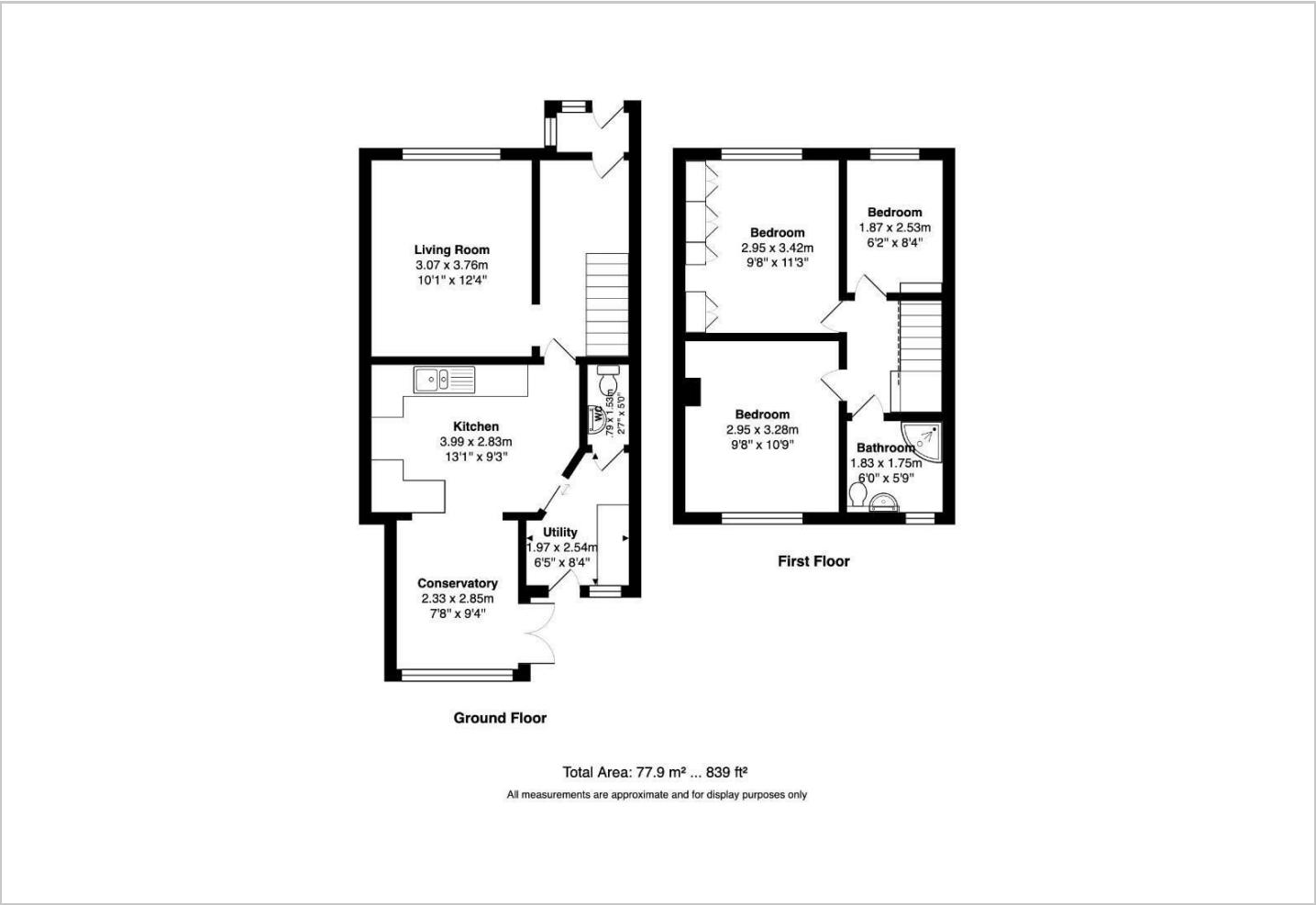
Hybrid Map



Terrain Map



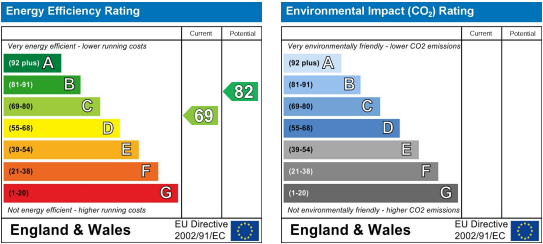
Floor Plan



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.