

HUNTERS®

HERE TO GET *you* THERE



The Lanes

Pudsey, LS28 7AQ

Offers In The Region Of £230,000



Council Tax: B



33 The Lanes

Pudsey, LS28 7AQ

Offers In The Region Of £230,000



- Charming stone terraced property in good condition
- Three spacious bedrooms ideal for families or sharers
- Well-equipped kitchen with ample storage
- Spacious double bedrooms with natural light
- Bathroom with heated towel rail and shower taps
- Rear garden for outdoor entertaining
- Conveniently located near public transport and amenities
- Strong local community and shops
- Cellar laundry/storage

A charming terraced property in a sought-after area, with three bedrooms, a well-equipped kitchen, spacious living room, a rear garden, and convenient access to public transport and local amenities.

Welcome to this charming **STONE** terraced property in good condition, located in a sought-after and convenient area. With **THREE** bedrooms, this home is ideal for families, couples, or sharers.

Upon entering the **HALLWAY** you will find a door at the end which leads down to the cellar and a door to the right into the **LIVING** room with a recessed fireplace with a cast iron multi fuel stove, ceiling coving and picture rail add a touch of elegance and create a warm and inviting atmosphere. The twin front windows allow plenty of natural light to fill the room.

Adjacent to the living room is a well-equipped **KITCHEN**, recently refurbished and boasting ample storage units with solid wooden worktops. The kitchen island provides additional workspace, and there is a dining space for enjoying meals with family and friends. The gas hob and electric oven make cooking a breeze, and there is space for a fridge freezer. The cellar is perfect for storage options, with an external pvc door to the rear garden and has laundry facilities, with space for a washer and dryer.

The bedrooms in this property are spacious and offer comfortable living spaces. Bedroom one on the top floor features eaves storage and an abundance of natural light, perfect for relaxation. Bedroom two also offers generous proportions, while bedroom three, is presently used a dressing room and includes built-in hanging space.

The **BATHROOM** is equipped with a heated towel rail and a fresh white suite. Shower taps are available for your convenience, and the partial tiled walls add a touch of elegance.

Additional features include a rear garden, perfect for outdoor entertaining or simply enjoying some fresh air. The property also benefits from gas central heating and double glazed windows ensuring warmth throughout the year.

Conveniently located, this property offers easy access to public transport links, nearby schools, local amenities, and cycling routes. The strong local community and local shops add to the appeal of this wonderful home.

Don't miss out on the opportunity to make this property your own. Contact us today to arrange a viewing!

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

12'7" x 11'8" (3.85 x 3.57)

KITCHEN/DINER

13'0" x 10'6" (3.98 x 3.22)

CELLAR LAUNDRY

BEDROOM ONE

14'7" x 11'7" (4.47 x 3.54)

BEDROOM TWO

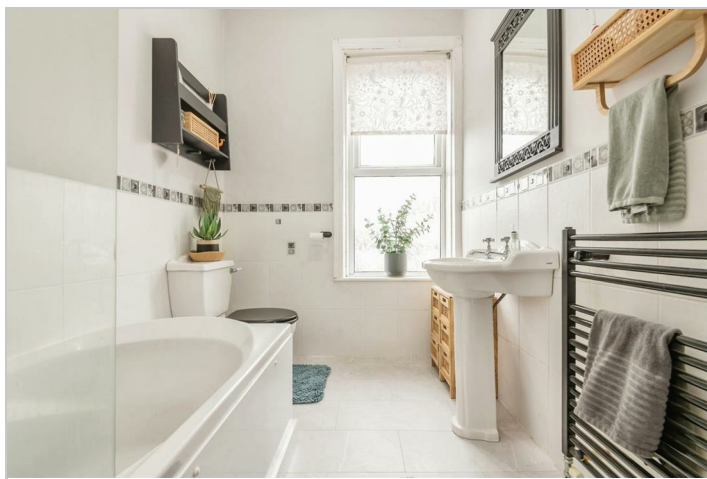
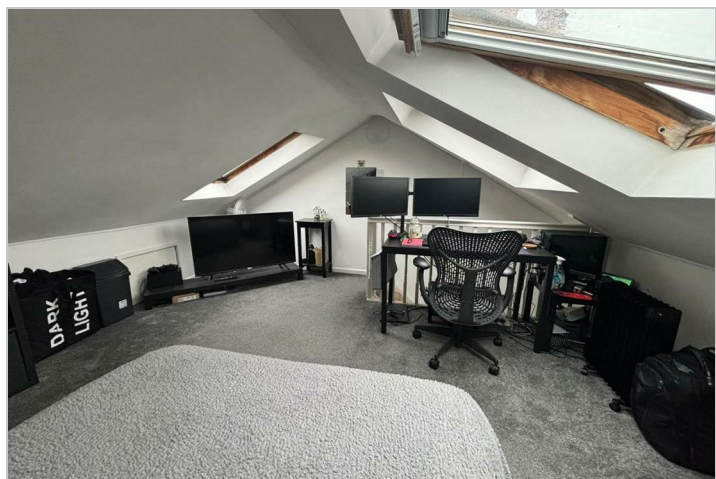
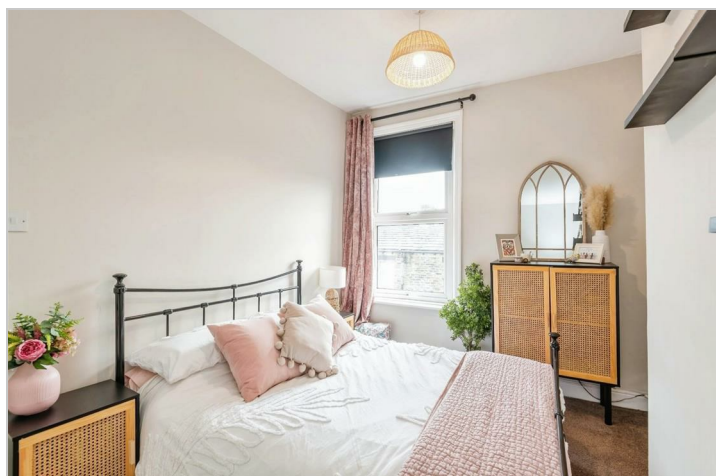
13'10" x 8'3" (4.22 x 2.52)

BEDROOM THREE

11'10" x 8'11" (3.61 x 2.74)

BATHROOM

10'6" x 5'9" (3.22 x 1.77)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Living Room
3.85m x 3.57m
(12' 8" x 11' 9")

Kitchen/Diner
3.96m x 3.22m
(13' 0" x 10' 7")

Hall

First Floor

Bedroom 2
4.22m x 2.52m
(13' 10" x 8' 3")

Bathroom
3.22m x 1.77m
(10' 7" x 5' 10")

Landing

Bedroom 3
3.61m x 2.74m
(11' 10" x 9' 0")

Second Floor

Bedroom 1
4.47m x 3.54m
(14' 8" x 11' 7")

HUNTERS
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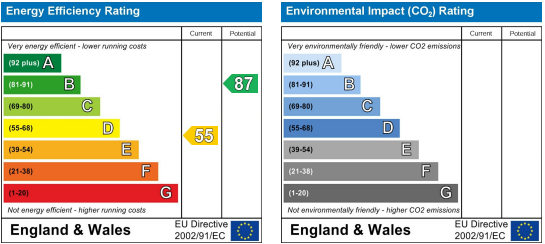
Total floor area 86.9 m² (936 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.