

# HUNTERS®

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## Hillfoot Drive

Pudsey, LS28 7QL

Offers In The Region Of £350,000



Council Tax: C





# 15 Hillfoot Drive

Pudsey, LS28 7QL

## Offers In The Region Of £350,000



- Beautifully extended family home
- Three double bedrooms
- South-facing corner plot gardens
- Contemporary kitchen diner with separate utility
- Large through lounge with log burner
- Fresh house bathroom & ground floor W/C
- Block-paved drive and garage with power
- Scope to further extend (SSTP)
- Ideal for families and couples alike!
- Nearby local amenities, schools and transport links

Welcome to this beautiful SEMI-DETACHED house, proudly on the market and waiting for a lovely family or couple to call home. This residence is an exceptional setting for family life, neutrally decorated and offering generous landscaped gardens within a sought-after area of Pudsey.

Stepping through the bright entrance hall you're greeted with real wood flooring flowing to a grand turned staircase and into the expansive LIVING ROOM. This spacious dual aspect room is a delight with tastefully chosen décor, bathed in natural light and centres around a MULTI-FUEL STOVE at its heart - a desirable addition perfect for the cosy evenings. Plus, a sliding patio door provides an uninterrupted view of the radiant garden, providing easy access to the raised decking to create a pleasant blend of indoor outdoor living.

The house includes a CONTEMPORARY KITCHEN, an spacious blend of style and practicality. An excellent dining space is set aside an imposing Rangemaster oven and multi-fuel stove, creating a charming space for cooking and socialising, with scope to tailor to your own vision. A useful utility room, ground floor W/C and side porch to the driveway complete the highly practical ground floor layout.

The home further comprises THREE DOUBLE BEDROOMS, two of which include fitted storage. The main bedroom currently benefits from a beautiful view over the secluded corner plot, but with excellent room sizes throughout, the choice is yours!

A fresh white suite characterizes the HOUSE BATHROOM, designed thoughtfully for busy families with a separate W/C plus a bath with overhead shower, making bath time a blissful escape.

The home's PLOT SIZE will surely take your breath away. The BLOCK-PAVED DRIVEWAY leads to a SOUTH-FACING corner plot, boasting a manicured lawn just perfect for children. Moreover, the property features mature borders of trees and shrubs, leading to a greenhouse and second garden used as a VEGETABLE PLOT, including raised beds and a picturesque rockery.

There is also potential to extend the property to the side or into the loft (subject to planning permission), offering the opportunity for the home to grow and adapt with your family's needs over time.

Situated within a stone's throw from public transport links, nearby schools and local amenities, this house also allows for EASY commuting via the ring road. This, and the much sought after feature - the GARAGE with power and proper roof, altogether make this house a splendid mix of comfort, functionality and style. A viewing is highly advised to experience the rare opportunity this family home offers. Book an early viewing today!

Tel: 0113 257 6198

### ENTRANCE HALL

4'0" x 11'10" (1.24 x 3.62m)

### LIVING ROOM

11'6" x 20'0" (3.52 x 6.11m)

### DINING KITCHEN

10'11" x 12'10" (3.35 x 3.93m)

### SIDE PORCH

3'8" x 8'3" (1.14 x 2.52)

### UTILITY

10'11" x 4'11" (3.35 x 1.51m)

### GROUND FLOOR W/C

6'4" x 3'11" (1.95 x 1.20m)

### LANDING

### BEDROOM ONE

10'11" x 12'6" (3.35 x 3.82m)

### BEDROOM TWO

11'6" x 11'0" (3.52 x 3.36m)

### BEDROOM THREE

11'6" x 8'8" (3.52 x 2.66m)

### HOUSE BATHROOM

7'8" x 12'6" (2.35 x 3.82m)

### FIRST FLOOR W/C

5'7" x 3'6" (1.71 x 1.07m)

### GARAGE

8'6" x 19'6" (2.60 x 5.96m)

### GARDENS & DRIVE



Road Map



Hybrid Map



Terrain Map



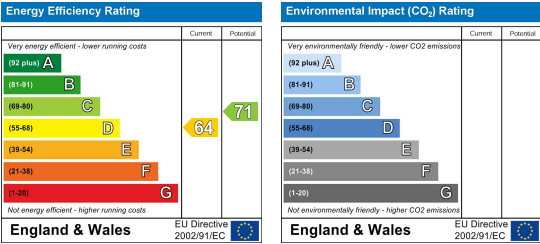
Floor Plan



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.