

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Somerset Road

Pudsey, LS28 7LN

£200,000



Council Tax: B





# 56 Somerset Road

Pudsey, LS28 7LN

£200,000



- End stone terrace house
- Two double bedrooms
- Spacious living room
- Modern fitted kitchen/diner
- Stylish bathroom with shower
- Cellar storage space
- Gas central heating
- PVC double glazing
- Walled front garden
- On Street parking

Presenting to the market this well-maintained end Stone terraced house, ideal for first time buyers and investors alike, positioned in a sought after location with excellent access to public transport links, nearby schools, local amenities, green spaces, walking and cycling routes. The property is offered in good condition throughout.

Upon entering, you are welcomed by vestibule entrance with a staircasing rising to upstairs and a door to a spacious LIVING room featuring a large front window that provides abundant natural light, complemented by laminated wood flooring and ceiling coving for an elegant finish. The modern KITCHEN/DINER boasts ample storage units, a dedicated dining space, an oven with electric hob, sink and worktop area, as well as dedicated spaces for a washer and fridge, catering perfectly for contemporary family living.

Upstairs offers TWO generously proportioned double bedrooms, providing versatility and comfort for occupants. The BATHROOM is stylishly appointed, featuring a white suite, tiled floor, heated towel rail, and a shower over bath, combining functionality with modern design.

Additional features of the property include PVC double glazing and gas-fired central heating, ensuring energy efficiency and warmth throughout. There is the invaluable benefit of cellar storage, ideal for those seeking extra space for belongings.

Externally, the walled front garden is a most attractive feature, complete with wrought iron gate and fencing, offering both privacy and a welcoming kerb appeal.

This fantastic home offers an outstanding opportunity to purchase in a popular neighbourhood with a strong community feel. Early viewing is highly recommended to appreciate all this property has to offer.

Pudsey, Leeds, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

### LIVING ROOM

15'02 x 11'08 (4.62m x 3.56m)

### KITCHEN/DINER

14'11 x 9'07 (4.55m x 2.92m)

### BEDROOM ONE

15'01 x 9'02 (4.60m x 2.79m)

### BEDROOM TWO

15'02 x 9'05 (4.62m x 2.87m)

### BATHROOM

7'01 x 7'02 (2.16m x 2.18m)



Road Map



Hybrid Map



Terrain Map



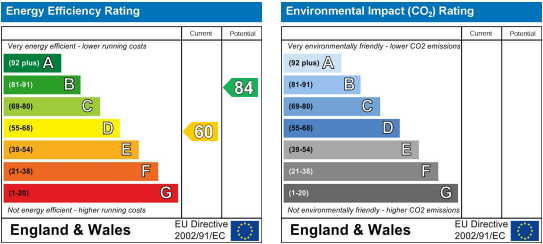
Floor Plan



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.