

# HUNTERS®

HERE TO GET *you* THERE



## Waterloo Road

Pudsey, LS28 8DF

Offers In The Region Of £240,000



Council Tax: B

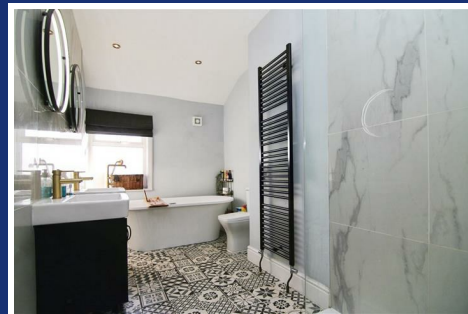




# 59 Waterloo Road

Pudsey, LS28 8DF

## Offers In The Region Of £240,000



- Stylish three-floor terraced home
- Modern shaker-style kitchen with Belfast sink & Rangemaster oven
- Elegant living room with fireplace & field views
- Spacious main bedroom with fitted wardrobes
- Luxury bathroom with freestanding bath & walk-in shower
- Versatile lower ground floor room/office/playroom
- Low-maintenance garden backing onto open countryside
- Second double bedroom with stunning rear outlook
- Energy efficient with EPC rating C and Council Tax Band B
- Ideal location nearby Pudsey amenities

Welcome to this GORGEOUS terraced house with a THREE FLOOR accommodation and boasting a simply stunning finish throughout. Perfectly situated for first-time buyers, families, or couples, this home is ideally located with great public transport links, local amenities, and well-regarded schools nearby. One of its stand-out features is its lovely position backing onto fields, providing gorgeous, uninterrupted VIEWS from the rear.

As you enter the KITCHEN, you're welcomed into the true heart of the home. This beautifully designed space boasts classic shaker-style units, a timeless Belfast sink, a Rangemaster oven, and generous worktops with undercupboard lighting. Integrated appliances, including a dishwasher and washer dryer, together with a dedicated dining area, make it the perfect hub for family life and entertaining.

From here, large double doors open seamlessly into the LIVING ROOM, creating a natural connection between the social spaces. The reception room is elegantly presented, complete with a charming electric fireplace and ample space to host family or guests, while natural light floods in and frames picturesque views across the fields.

Upstairs, the main bedroom offers IMPRESSIVE proportions with tasteful décor, plush carpets, and large FITTED WARDROBES. The second double bedroom is positioned at the rear of the home, where you'll wake up to jaw-dropping VIEWS and enjoy equally lovely interiors. The luxurious BATHROOM invites you to relax with its SPA-LIKE suite, including a freestanding bath, walk-in rain shower, elegant Jack & Jill sinks, and modern mirror lighting.

The versatile LOWER GROUND FLOOR reception room has previously served as a bedroom and could be the perfect home office or PLAYROOM, featuring rear access and stylish blinds.

The low-maintenance GARDEN offers a charming patio—just the spot to sit back, relax, and take in the peaceful open fields beyond. With EPC rating C and council tax band B, this home offers both style and efficiency in a truly unbeatable location.

Tel: 0113 257 6198

## BEDROOM

12'9" x 12'4" (3.89m x 3.77m)

## DINING KITCHEN

17'8" x 11'5" (5.40m x 3.48m)

## LIVING ROOM

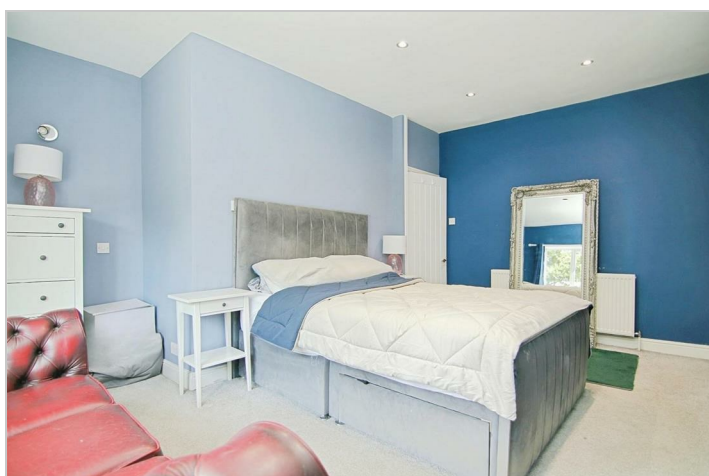
14'11" x 13'0" (4.57m x 3.97m)

## BEDROOM

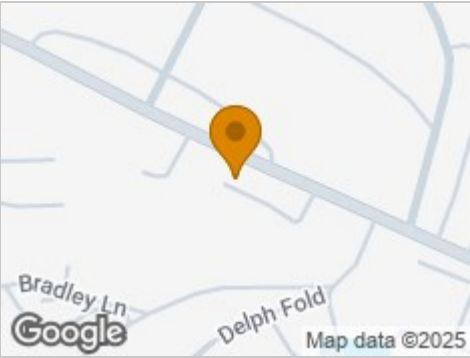
15'9" x 14'11" (4.82m x 4.57m)

## BATHROOM

14'11" x 7'1" (4.55m x 2.16m)



Road Map



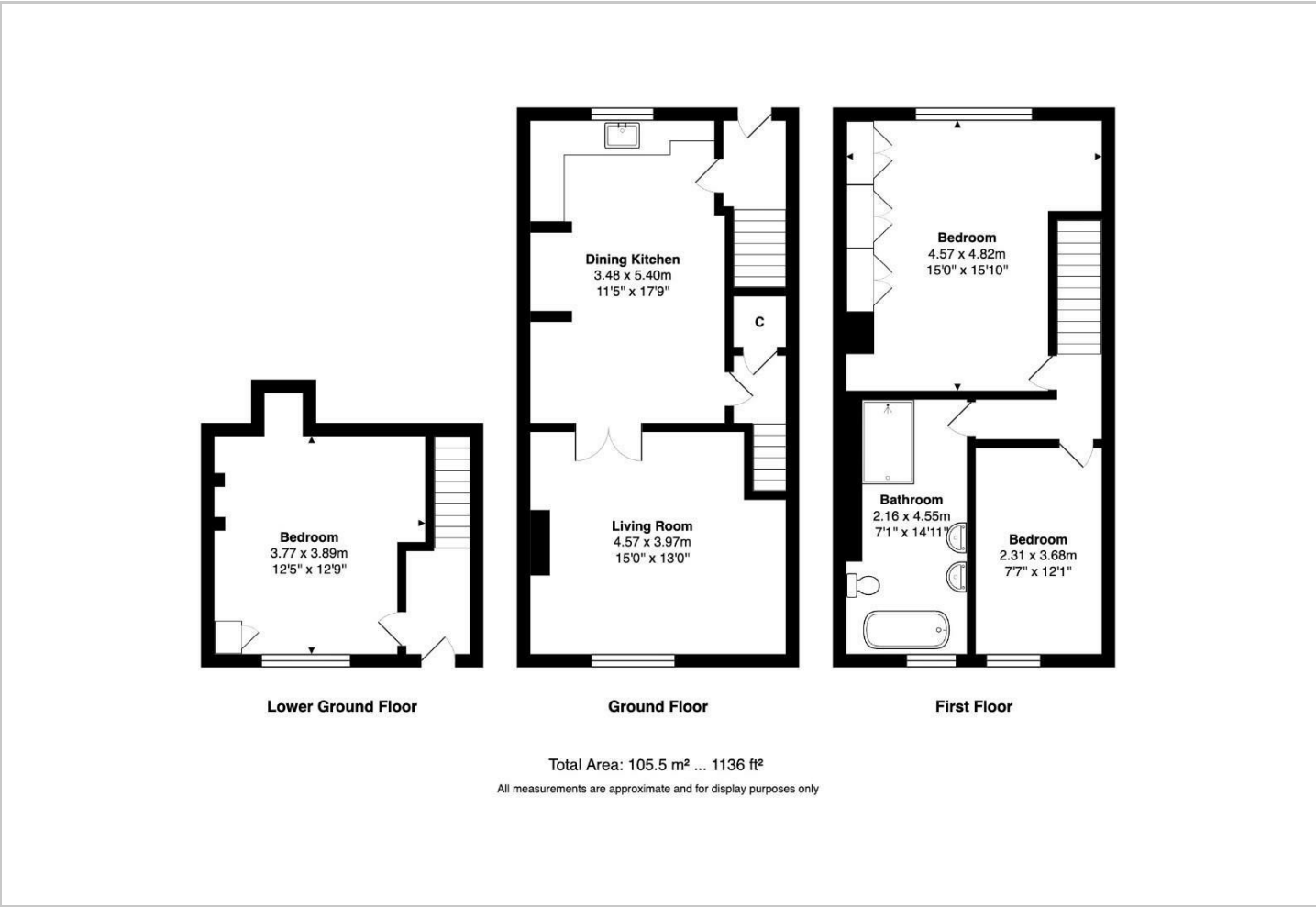
Hybrid Map



Terrain Map



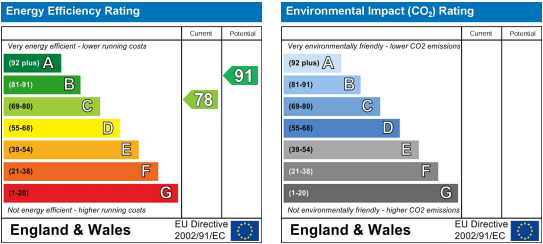
Floor Plan



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.