

# HUNTERS®

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## Ederoyd Grove

Pudsey, LS28 7QZ

Offers Over £240,000



Council Tax: C



# 23 Ederoyd Grove

Pudsey, LS28 7QZ

Offers Over £240,000



- Spacious semi-detached home full of potential
- Three generous double bedrooms upstairs
- Bright through lounge and dining room
- Scope to extend (STPP)
- Kitchen with pantry and garden access
- Blank canvas for personalisation
- Family bathroom with neutral tiled suite
- Driveway providing convenient off-street parking
- Sought-after Pudsey location near amenities
- Ideal for anyone looking to create their dream home!

Welcome to an exciting SEMI-DETACHED house brimming with potential and waiting for you to transform it into your dream home! Perfectly placed in a sought-after, well-connected residential location, this property is IDEAL for families, first-time buyers, or investors looking for a 'ready-to-move-into' property to tailor to their own vision.

Step inside to discover a spacious entrance hall, leading to a large, light-filled through LIVING and DINING ROOM—the heart of the home. With plenty of room for family gatherings and a bright bay window, it's the perfect spot to personalise and make your own. The adjacent KITCHEN overlooks the garden and offers ample storage, pantry space, and the flexibility to become an open-plan hub—truly a blank canvas for your dream property. There also presents huge scope to EXTEND to the rear subject to planning permission (STPP).

Upstairs, you'll find THREE generous DOUBLE BEDROOMS. The main bedroom boasts a lovely bay window at the front, flooding the space with natural light. The second double bedroom overlooks the garden at the rear, while the third is versatile in size—perfect as a HOME OFFICE or guest room. The family BATHROOM features a neutral tiled suite, complete with a bath and over-shower.

Externally, a DRIVE provides convenient off-street PARKING, and the secure rear GARDEN is complete with a sunny patio, lawn, mature borders, and a handy shed—a tranquil space for relaxing or entertaining.

Set near excellent schools, local amenities, and a nearby train station, this property offers comfort and convenience. With loads of extension potential (STPP), this is a rare opportunity to craft your perfect family home or next investment. Don't miss your chance to shape this BLANK CANVAS—book your viewing today!

**LOCATION** - 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

**KITCHEN**  
8'9" x 8'0" (2.68m x 2.46m)

**LIVING ROOM**  
20'2" x 11'11" (6.16m x 3.64m)

**BEDROOM ONE**  
11'11" x 11'5" (3.64m x 3.49m)

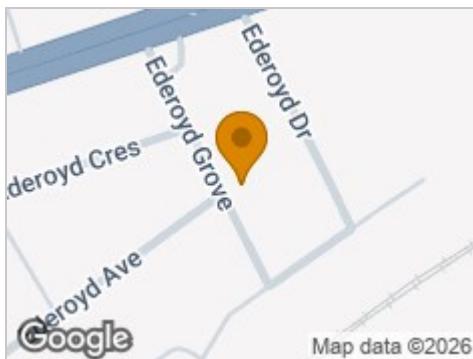
**BEDROOM TWO**  
11'2" x 8'3" (3.41m x 2.52m)

**BEDROOM THREE**  
10'9" x 8'2" (3.28m x 2.49m)

**BATHROOM**  
6'3" x 5'10" (1.91m x 1.79m)



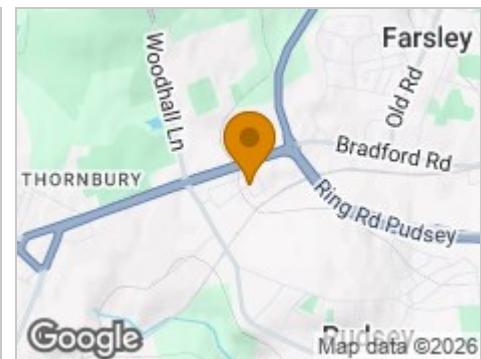
## Road Map



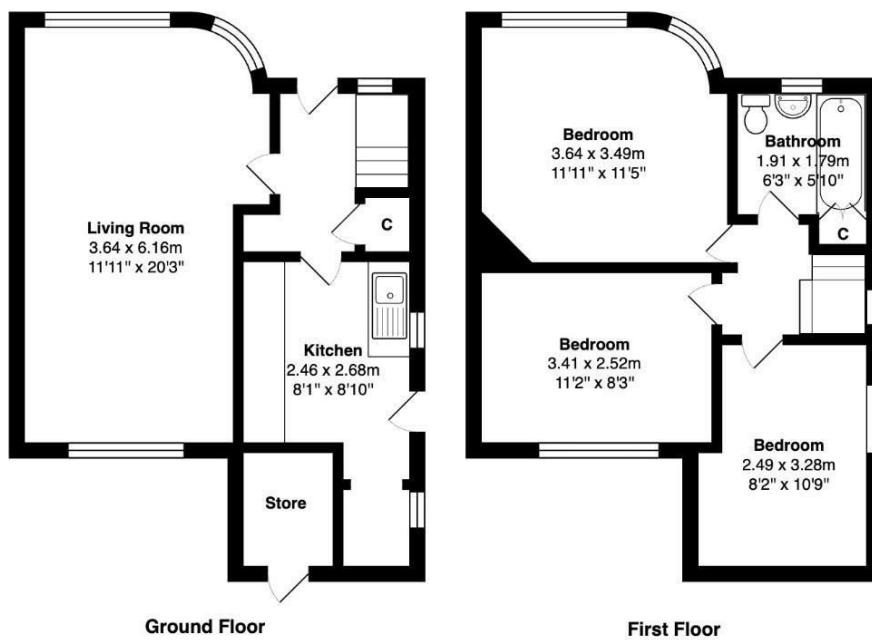
## Hybrid Map



## Terrain Map



## Floor Plan



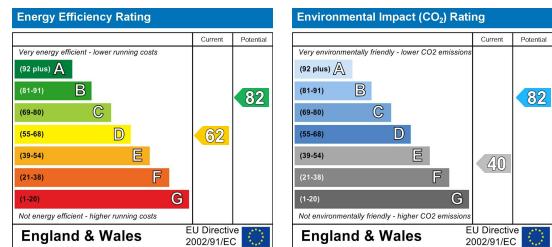
Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.