

# HUNTERS®

HERE TO GET *you* THERE



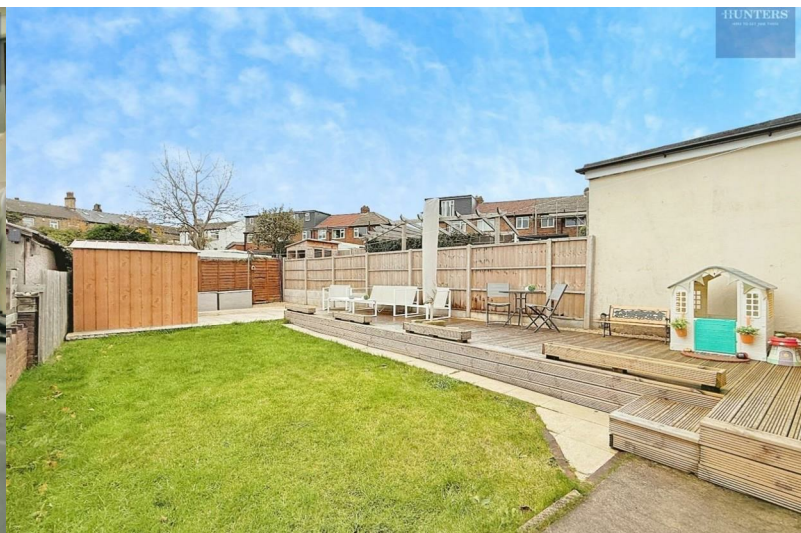
Smalewell Road

Pudsey, LS28 8HU

£240,000



Council Tax: C





# 93 Smalewell Road

Pudsey, LS28 8HU

£240,000



- Beautifully refurbished true bungalow
- Contemporary high-gloss kitchen with wine fridge
- Two well-presented bedrooms to rear
- Spacious lounge with bay window and gas fire
- Landscaped rear garden with lawn and decking
- Gated driveway providing off-street parking
- Sought-after Pudsey residential location
- Ready-to-move-into condition throughout
- Nearby shops, transport and scenic walking routes

Welcome to this BEAUTIFULLY presented semi-detached, TRUE bungalow in a sought-after spot of Pudsey! This immaculate, fully REFURBISHED home is ideal for first-time buyers, couples, or downsizers looking for a peaceful retreat with every modern comfort.

Step inside through the convenient side PORCH to discover a CONTEMPORARY KITCHEN featuring stunning high-gloss units, integrated oven and gas hob, a WINE FRIDGE, plenty of wall and base storage, and under-unit lighting for a chic, modern touch. The separate LIVING ROOM is the inviting heart of the home, with a gorgeous bay window, neutral décor, a cosy gas fire, and ample space to make your own.

To the rear, you'll find TWO lovely BEDROOMS. The spacious main double bedroom boasts plush carpets and generous room for furniture, while the well-proportioned single bedroom currently serves as a charming nursery with a delightful garden view and stylish décor. The sleek BATHROOM offers a bright, white suite, corner RAIN shower, and a modern heated towel rail.

Outside, this bungalow truly shines! The front has a lawned garden and a driveway with gated OFF-STREET PARKING. At the rear, relax in the sunny, LANDSCAPED garden featuring a large lawn, patio, impressive DECKING area—perfect for soaking up the sun—and handy garden shed for extra storage.

All of this is just a short stroll from local amenities, fabulous walking routes, and the bustling town centre. This READY-TO-MOVE-INTO home promises comfort, style, and the perfect location—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 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

## PORCH

2'10" x 5'8" (0.88 x 1.73m)

## KITCHEN

8'2" x 11'1" (2.50 x 3.39m)

## LIVING ROOM

10'4" x 13'3" (3.15 x 4.05m)

## BATHROOM

5'6" x 5'7" (1.68 x 1.71m)

## BEDROOM ONE

9'6" x 11'5" (2.92 x 3.49m)

## BEDROOM TWO

8'2" x 5'4" (2.51 x 1.64m)

## GARDENS & DRIVE



Road Map



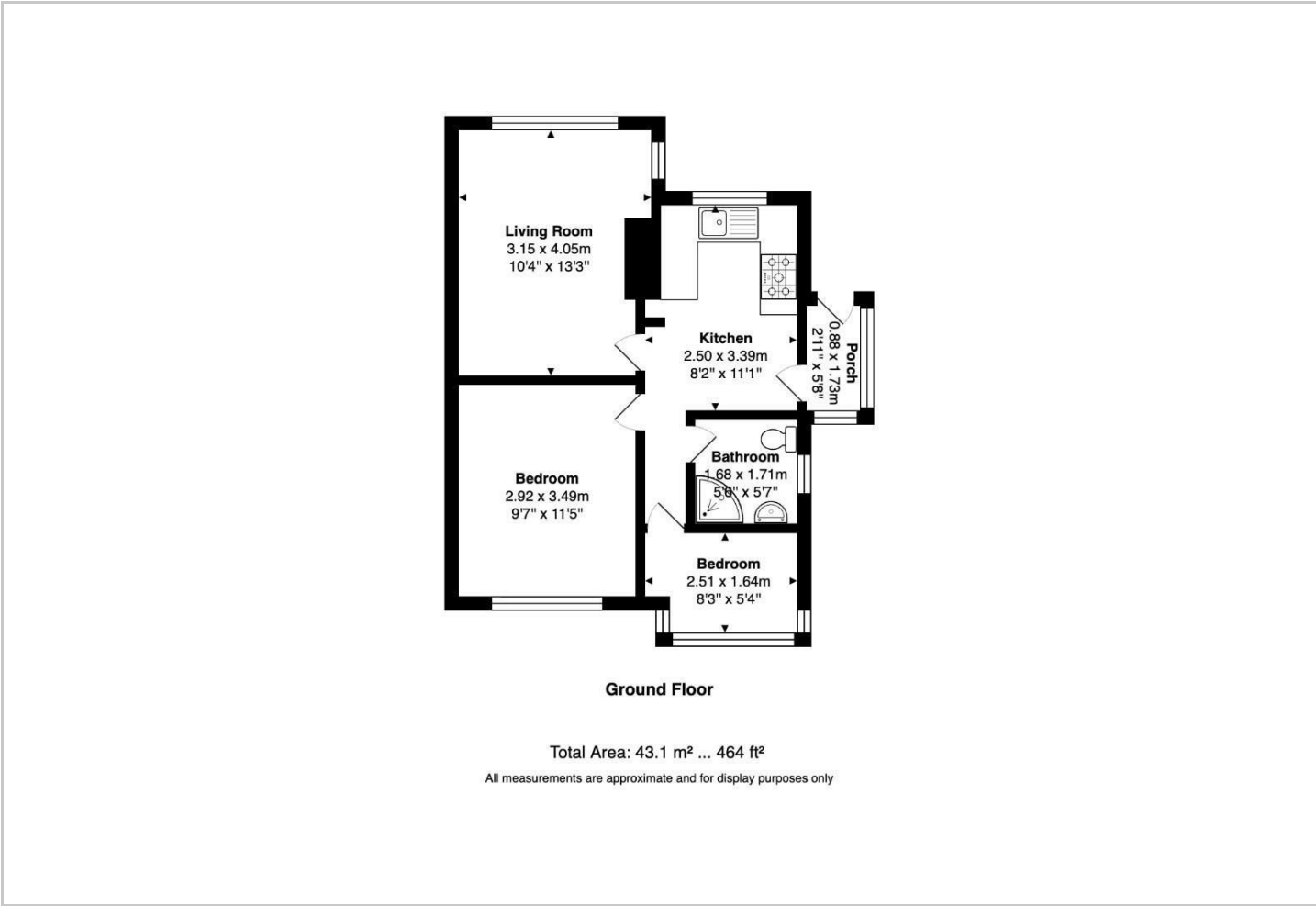
Hybrid Map



Terrain Map



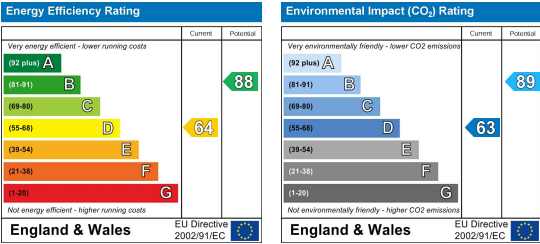
Floor Plan



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.