

# HUNTERS®

HERE TO GET *you* THERE



## Clarendon Terrace

Pudsey, LS28 8AE

Offers Over £200,000



Council Tax: B



# 13 Clarendon Terrace

Pudsey, LS28 8AE

Offers Over £200,000



- CHAIN-FREE SALE!
- Double fronted stone end-terrace
- Contemporary finish throughout
- Breathtaking kitchen diner
- Two double bedrooms
- Stunning low-maintenance garden
- Inviting reception room with gas fire
- Blend of modern luxury and period features
- Allocated street parking
- Council tax band B

Welcome to this STUNNING END TERRACE, a real hidden gem, bursting with unique features and saturated with charm. Set in an enviable location, this CHAIN-FREE property provides easy access to public transport links, local amenities, and nearby parks. Plus, it's just a stroll away from Pudsey town centre and reputable schools.

This DOUBLE FRONTED STONE TERRACE boasts TWO DOUBLE BEDROOMS. The main bedroom is a tastefully decorated, bold and inviting double room with high ceilings and a handy store cupboard over the stairs. The second bedroom is a well-sized double, larger in size and could be the main if preferred, offering a neutral decor to suit any splash of colour.

The property offers a MODERN tiled BATHROOM with a luxurious corner bath and an over-bath rain shower, delivering a fresh and bright atmosphere, perfect to unwind after a long day.

The heart of this home is the STUNNING KITCHEN DINER. This chef's dream features an integrated oven, microwave and dishwasher, QUARTZ worktops and a tiled splashback, and access to both the fantastic GARDEN and plumbed storage CELLAR. The cellar provides extra storage space, ideal for a wine collection or perhaps a hobbyist's haven.

The welcoming LIVING ROOM is a perfect place to entertain or relax. With high ceilings, wooden shelving, a gas fireplace, and a large window allowing for plenty of natural light, it's the perfect family setting. The stained glass into the hall adds a characterful touch to this well-presented space.

With a showroom finish throughout and a fantastic LANDSCAPED GARDEN to enjoy, this property makes an IDEAL home for first-time buyers or couples. Plus, with a council tax band B, it's an affordable option that doesn't compromise on quality or style.

Pudsey, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

## CELLAR

14'5" x 9'3" (4.41m x 2.84m)

## DINING KITCHEN

11'10" x 8'6" (3.62m x 2.61m)

## LIVING ROOM

15'10" x 12'3" (4.84m x 3.75m)

## BEDROOM ONE

12'4" x 10'6" (3.76m x 3.21m)

## BEDROOM TWO

11'10" x 8'7" (3.62m x 2.62m)

## BATHROOM

7'9" x 4'2" (2.38m x 1.29m)



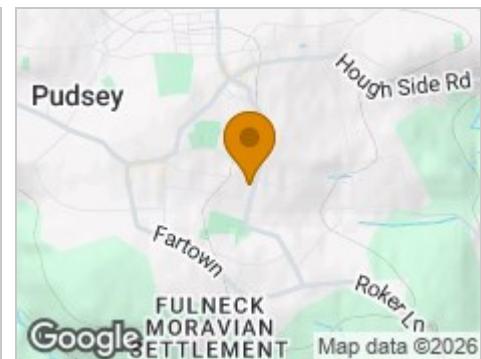
## Road Map



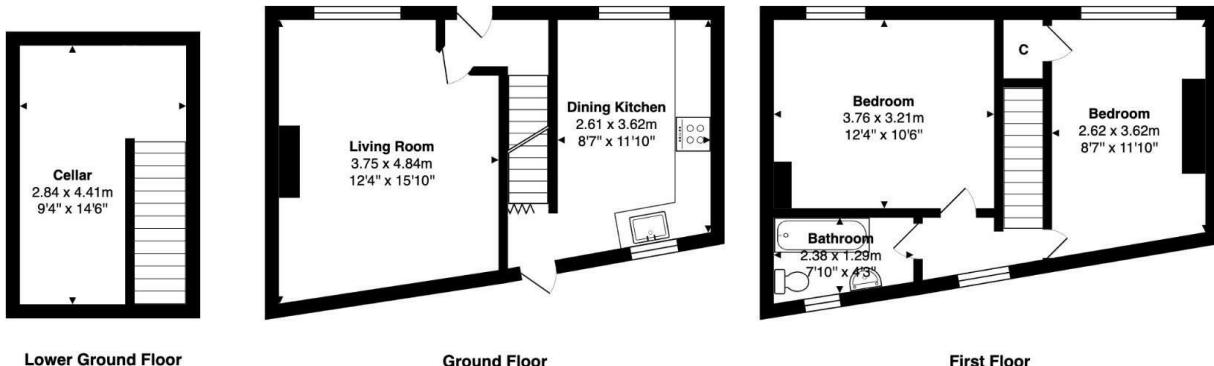
## Hybrid Map



## Terrain Map



## Floor Plan



Lower Ground Floor

Ground Floor

First Floor

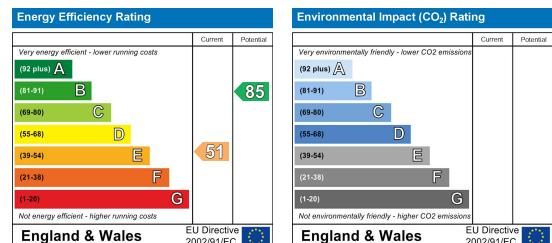
Total Area: 75.1 m<sup>2</sup> ... 808 ft<sup>2</sup>

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.