

# HUNTERS®

HERE TO GET *you* THERE



## Marsh Terrace

Pudsey, LS28 7NT

£185,000



Council Tax: B





# 49 Marsh Terrace

Pudsey, LS28 7NT

£185,000



- Mid through terraced
- Three spacious bedrooms
- Well-equipped kitchen
- Modern well-maintained bathroom
- Laminated flooring reception room
- Off-road parking available
- Gas central heating & PVC double glazed
- Enclosed rear garden
- Sought-after location
- Close to public transport

This charming 3-bedroom mid terraced house is on the market and could be the perfect home for first-time buyers or a great investment opportunity. The property is in good condition and ready to welcome new owners.

As you step through the front porch, you'll find yourself in a spacious LIVING room featuring laminated flooring and a handy understairs cupboard, ideal for storing away your daily essentials.

The house boasts a well-equipped KITCHEN, complete with storage units and drawers, worktops with an integrated sink, space for a washer, a gas hob with a single oven, and an integrated fridge. It's the perfect place to cook up a storm!

The property features THREE lovely bedrooms. The first two are spacious doubles, with the second room benefiting from a storage cupboard. The third single bedroom is versatile and could be used as a home office. It even has a fitted wardrobe to keep everything neat and tidy.

The BATHROOM is modern and well-maintained, featuring a white suite, tiled floor, tiled walls, and a mains shower with a glass screen.

One of the unique features of this property is the off-road PARKING at the front, saving you the daily hassle of finding a parking spot. There's also a gas central heating boiler, PVC double glazing, and an enclosed rear garden, making it perfect for those who enjoy outdoor entertaining or simply soaking up some sun.

Located in a sought-after location, you'll have access to public transport links, nearby schools, local amenities, green spaces, as well as walking and cycling routes. So, why wait? Make this house your home today.

The Pudsey district, 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.

Tel: 0113 257 6198

## PORCH

## LIVING ROOM

23'9" x 12'2" max (7.26 x 3.71 max)

## KITCHEN

9'1" x 7'2" (2.77 x 2.19)

## BEDROOM ONE

13'5" x 8'11" (4.09 x 2.72)

## BEDROOM TWO

10'4" x 8'11" (3.16 x 2.72)

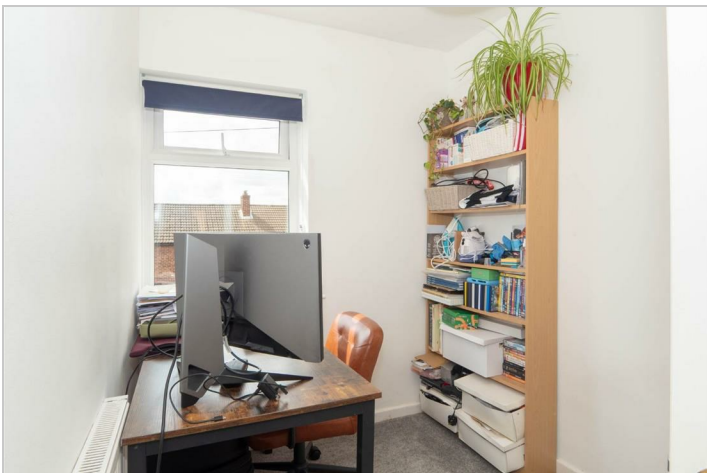
## BEDROOM THREE

9'3" x 5'11" (2.83 x 1.82)

## BATHROOM

6'4" x 5'11" (1.95 x 1.82)

## REAR PORCH



Road Map



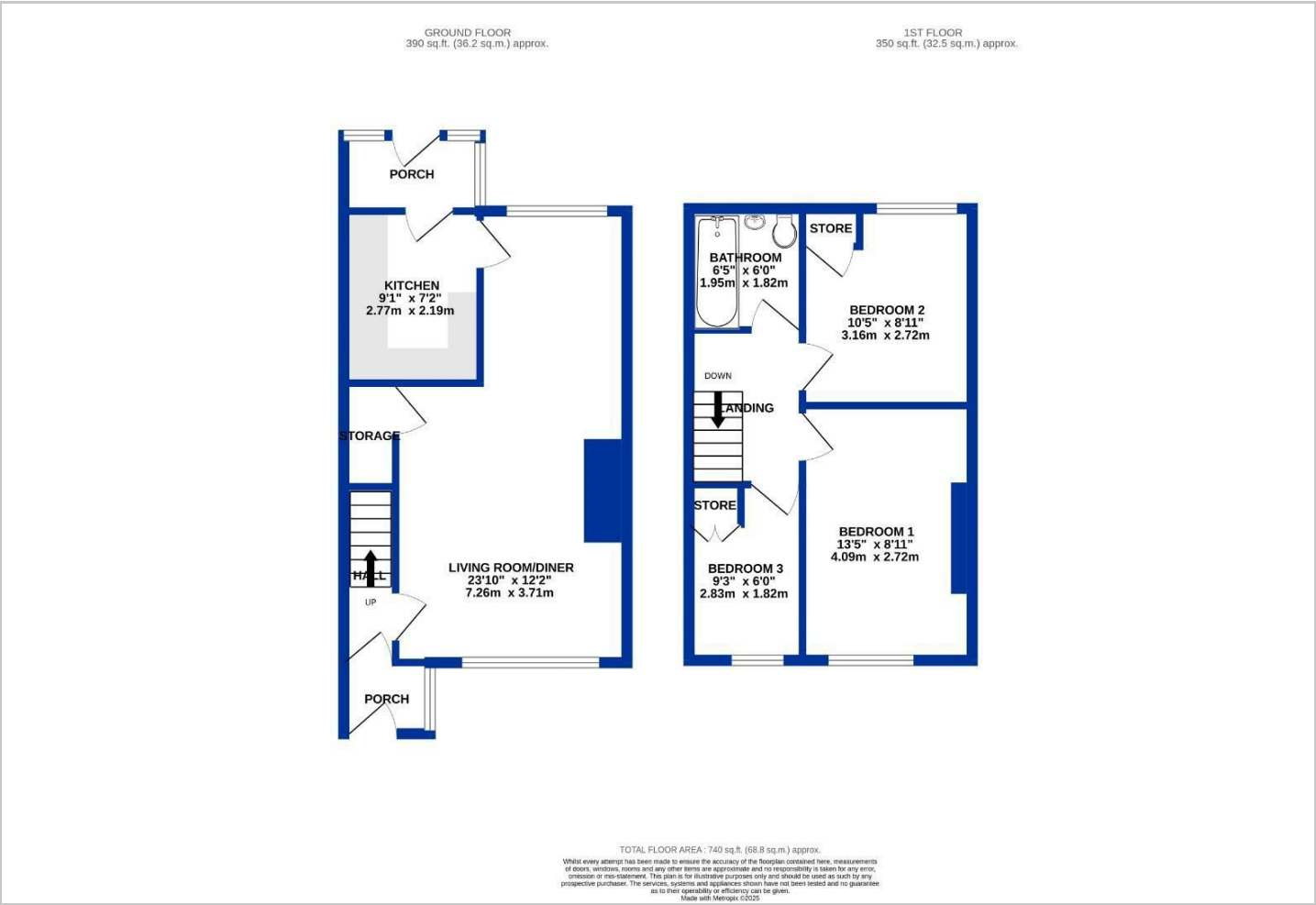
Hybrid Map



Terrain Map



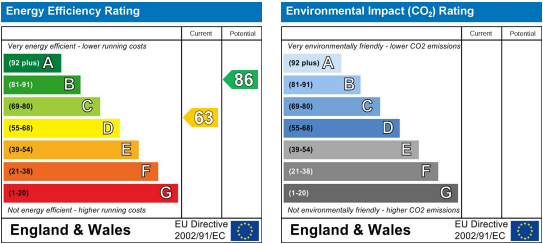
Floor Plan



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.