

# HUNTERS®

HERE TO GET *you* THERE



**Daleside Avenue**

Pudsey, LS28 8HD

£160,000



Council Tax: B



# 32 Daleside Avenue

Pudsey, LS28 8HD

£160,000



- Charming semi-detached house
- Excellent transport links and local schools
- Modern sleek kitchen
- Delightful conservatory
- Renovated, rewired and new kitchen as of 2021
- New double glazing in 2022 with 10 year guarantee
- New roof in 2020 with 20 year guarantee
- Tastefully designed tiled bathroom
- Off-street parking
- Low maintenance garden

For sale is this charming semi-detached house, presented in good condition and set in a convenient location. The property boasts excellent public transport links and is close to local schools, amenities, walking routes, and the Ring Road with connecting motorway links to M1 and M62.

On entering the property, you are greeted by a welcoming and practical PORCH entrance and serves a perfect place to leave coats and muddy shoes. The hallway leads into a lovely, bright LIVING ROOM with neutral décor and plenty of space to accommodate family.

Further into the house, you'll find a modern and sleek KITCHEN installed new in 2021, featuring QUARTZ worktops, lots of fitted storage, an island with a breakfast bar, a tiled splashback, and an integrated oven. The kitchen also offers access to a delightful conservatory, perfect for enjoying a morning coffee or a relaxed evening.

This home features THREE well-sized bedrooms. The first and second bedrooms are double-sized, both benefitting from carpet flooring and the second boasting a serene garden view. The third bedroom is a single and is equipped with potential to serve as a HOME OFFICE or could be converted into a nursery.

The BATHROOM is tastefully designed with a modern tiled suite, featuring a heated towel rail, fitted storage, and a walk-in rain shower.

The property also features a low maintenance garden, perfect for those who enjoy outdoor living without the heavy upkeep. Additionally, the property benefits from OFF-STREET PARKING, a valuable feature for busy families or couples.

This property is ideal for first-time buyers, investors, families, or couples looking for a home that combines convenience, comfort, and style. Some ADDED BENEFITS are that this home has had a NEW ROOF in 2020 (with a 20 year guarantee), a NEW KITCHEN and REWIRE in 2021 and NEW DOUBLE GLAZING in 2022 (with a 10 year guarantee). With its modern kitchen/diner, conservatory, and neutrally decorated interiors, this house has plenty to offer. It's waiting for someone to make it their home!

This charming SEMI-DETACHED house in good condition, featuring MODERN interiors, a conservatory, low-maintenance garden, off-street parking, and excellent transport links, located near schools and amenities, ideal for families, couples and investors alike.

Tel: 0113 257 6198



PORCH

HALLWAY

LIVING ROOM

KITCHEN / DINER

CONSERVATORY

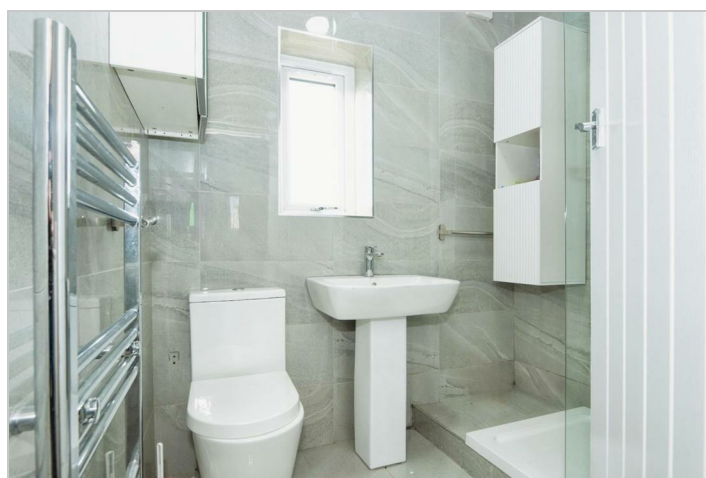
LANDING

BATHROOM

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE



Road Map



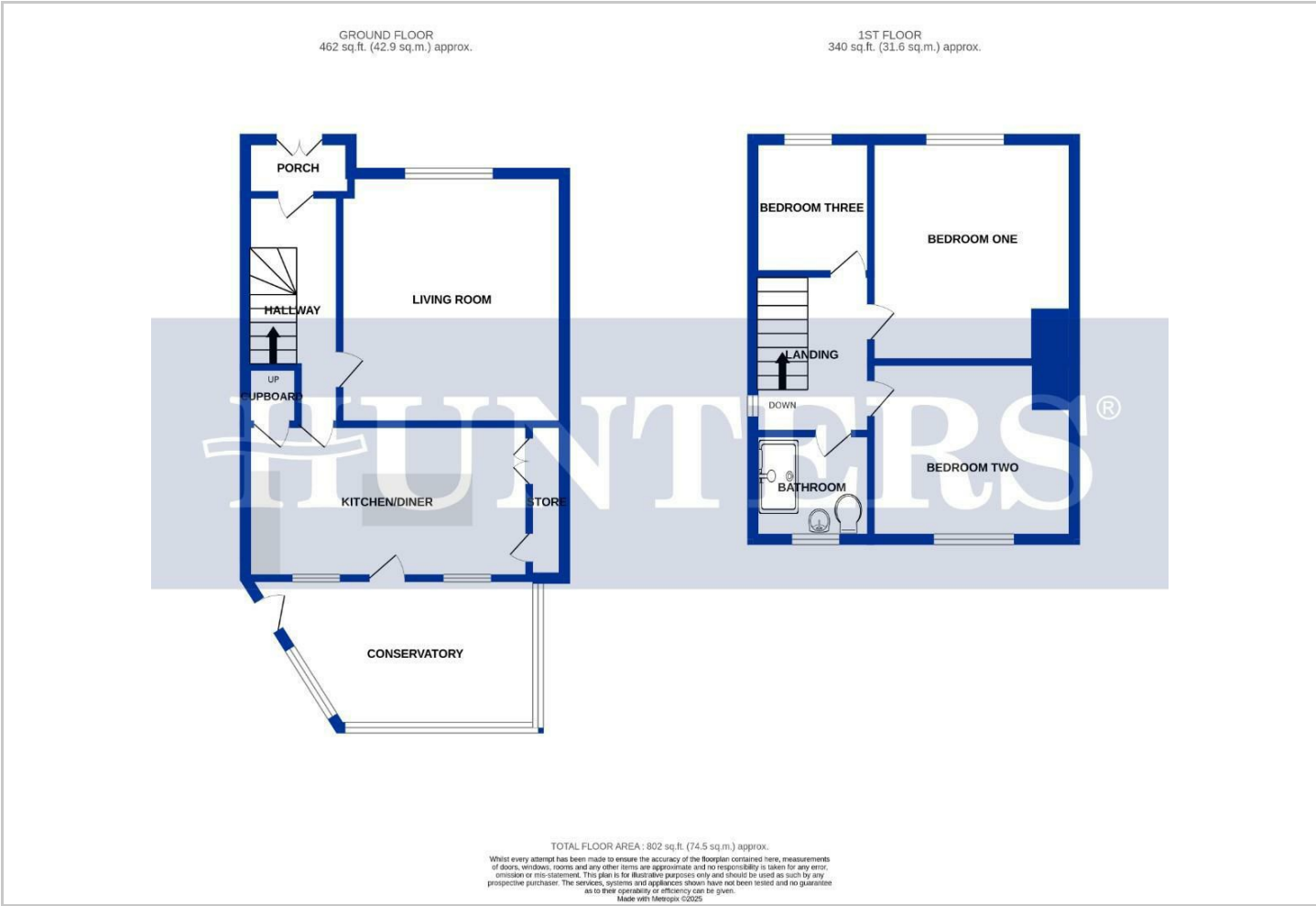
Hybrid Map



Terrain Map



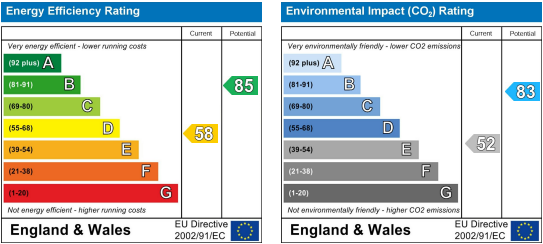
Floor Plan



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.