

HUNTERS®

HERE TO GET *you* THERE



Britannia Gardens

Pudsey, LS28 9FH

£195,000



Council Tax: C



5 Britannia Gardens

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£195,000



- Modern two-bedroom home
- Immaculate condition throughout
- Contemporary kitchen with integrated appliances
- Still under NHBC warranty
- Sought-after Pudsey development
- Modern family bathroom
- Off-street parking to front
- Ideal for first-time buyers, couples and downsizers alike!
- Ready to move in & personalise!

Perfectly positioned in a DESIRABLE area of Pudsey, this beautifully presented TWO-bedroom mid-terrace home offers modern living at its finest. Stylishly finished and maintained to a high standard, the property is IDEAL for first-time buyers, young families, or those looking to downsize without compromising on comfort. It also benefits from off-street PARKING, adding convenience to everyday life.

Upon entering, a welcoming hallway leads to the principal rooms, including a useful ground-floor WC. The KITCHEN combines practicality with contemporary style, boasting a tiled splashback, ample cupboard space, and contrasting worktops. It comes complete with integrated appliances including a gas hob, oven, extractor, and dishwasher, along with dedicated space and plumbing for a washing machine and fridge/freezer.

The spacious RECEPTION ROOM provides a comfortable setting for both relaxing and entertaining. Carpeted flooring enhances the homely feel, while two windows fitted with blinds and a patio door featuring integrated blinds allow plenty of natural light to fill the room while maintaining a sense of privacy.

Upstairs, TWO bright and airy DOUBLE BEDROOMS await. The main bedroom includes built-in wardrobe storage above the stairs, while the second bedroom enjoys the flexibility to be used as a guest room, nursery, or HOME OFFICE, depending on your lifestyle.

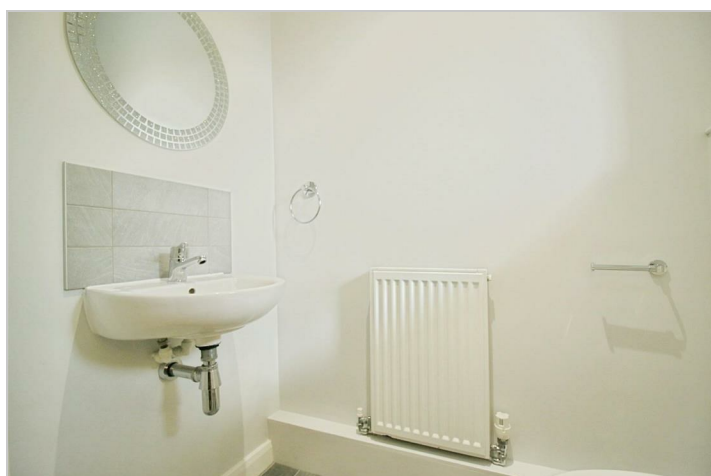
The family BATHROOM continues the home's modern aesthetic, featuring a three-piece suite with bathtub and overhead shower, wash basin, and low-level WC. A heated towel rail and extractor fan complete the room, providing comfort and functionality suited to contemporary family living.

Outside, the property features a front driveway providing convenient off-street parking. Inside, the home benefits from plenty under-stair storage and a partially boarded loft, complete with fitted lighting and professionally installed shelving for extra storage space. Additionally, the property retains two years of its NHBC warranty, offering added reassurance and long-term peace of mind. Don't miss out—book your viewing early!

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

ENTRANCE HALL
DOWNSTAIRS W/C
RECEPTION ROOM
14'9" x 13'11" (4.52 x 4.25m)
KITCHEN
7'4" x 9'1" (2.24 x 2.78m)
LANDING
BEDROOM ONE
14'9" x 8'11" (4.52 x 2.72m)
BEDROOM TWO
14'9" x 7'10" (4.52 x 2.39m)
BATHROOM
FRONT GARDEN & DRIVE



Road Map



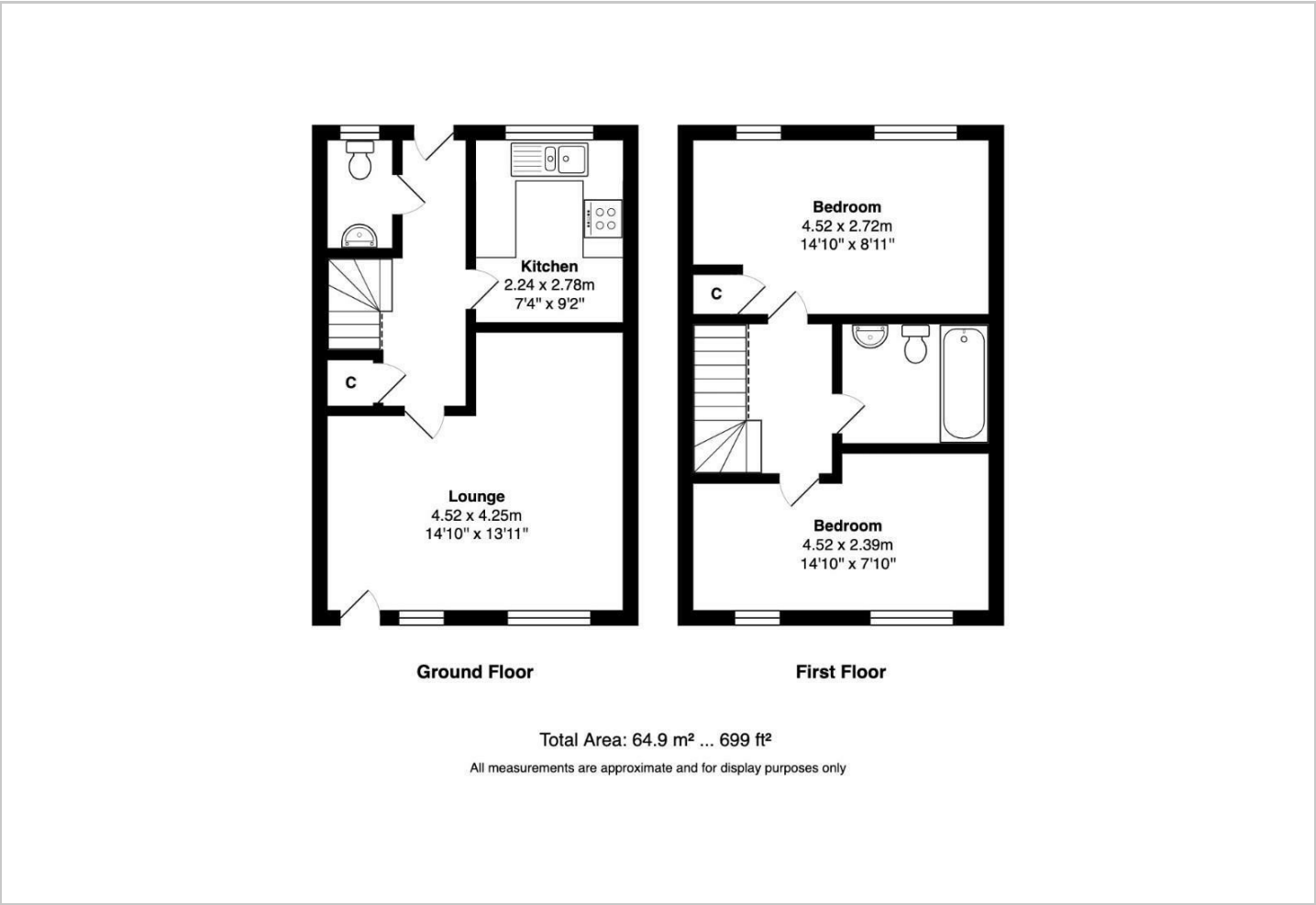
Hybrid Map



Terrain Map



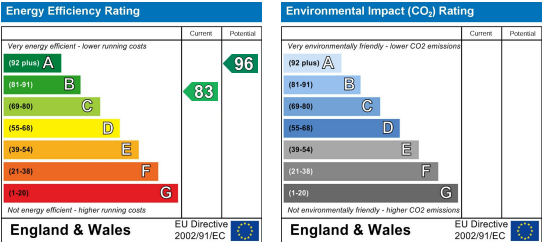
Floor Plan



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.