

# HUNTERS®

HERE TO GET *you* THERE



Valley Road

Pudsey, LS28 9ER

£925 Per Month



Council Tax: C





# 50 Valley Road

Pudsey, LS28 9ER

£925 Per Month



- STONE BUILT COTTAGE
- FEATURE FIREPLACE
- TWO GOOD SIZED BEDROOMS
- OFF ROAD PARKING
- GARAGE
- REAR GARDEN
- GOOD TRANSPORT LINKS
- COUNCIL TAX BAND C
- RECENTLY DECORATED THROUGHOUT
- PERIOD FEATURES

Charming stone-built two-bedroom cottage full of character and period features. The property offers two spacious double bedrooms, a welcoming living room with a feature fireplace, and a bright kitchen/diner ideal for everyday living.

Outside, there is off-road parking for two cars, a GARAGE providing a good DIY work space / additional storage and a lovely rear garden perfect for relaxing or entertaining. This delightful cottage combines traditional charm with practical modern living an ideal home in a sought-after setting.

## LIVING ROOM

18'1" x 14'7" (5.52 x 4.46)

## KITCHEN/DINER

14'7" x 6'4" (4.46 x 1.95)

## BATHROOM

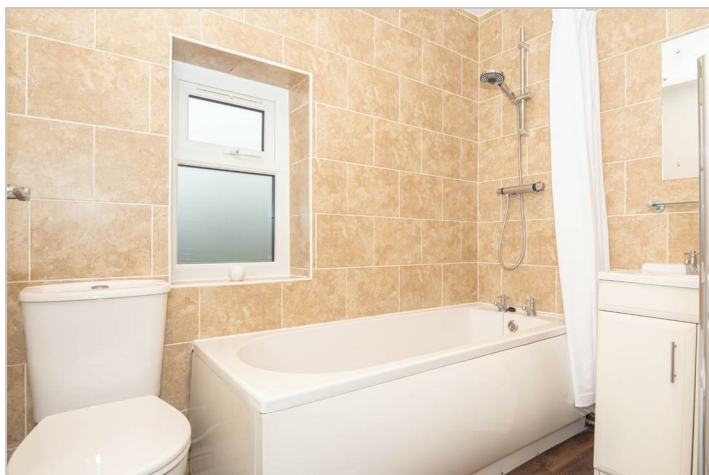
7'9" x 5'9" (2.37 x 1.76)

## BEDROOM ONE

12'3" x 11'5" (3.74 x 3.49)

## BEDROOM TWO

12'2" x 6'10" (3.73 x 2.09)



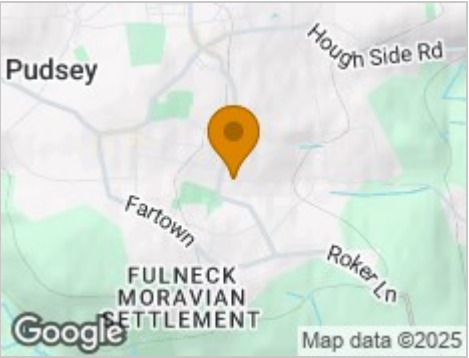
Road Map



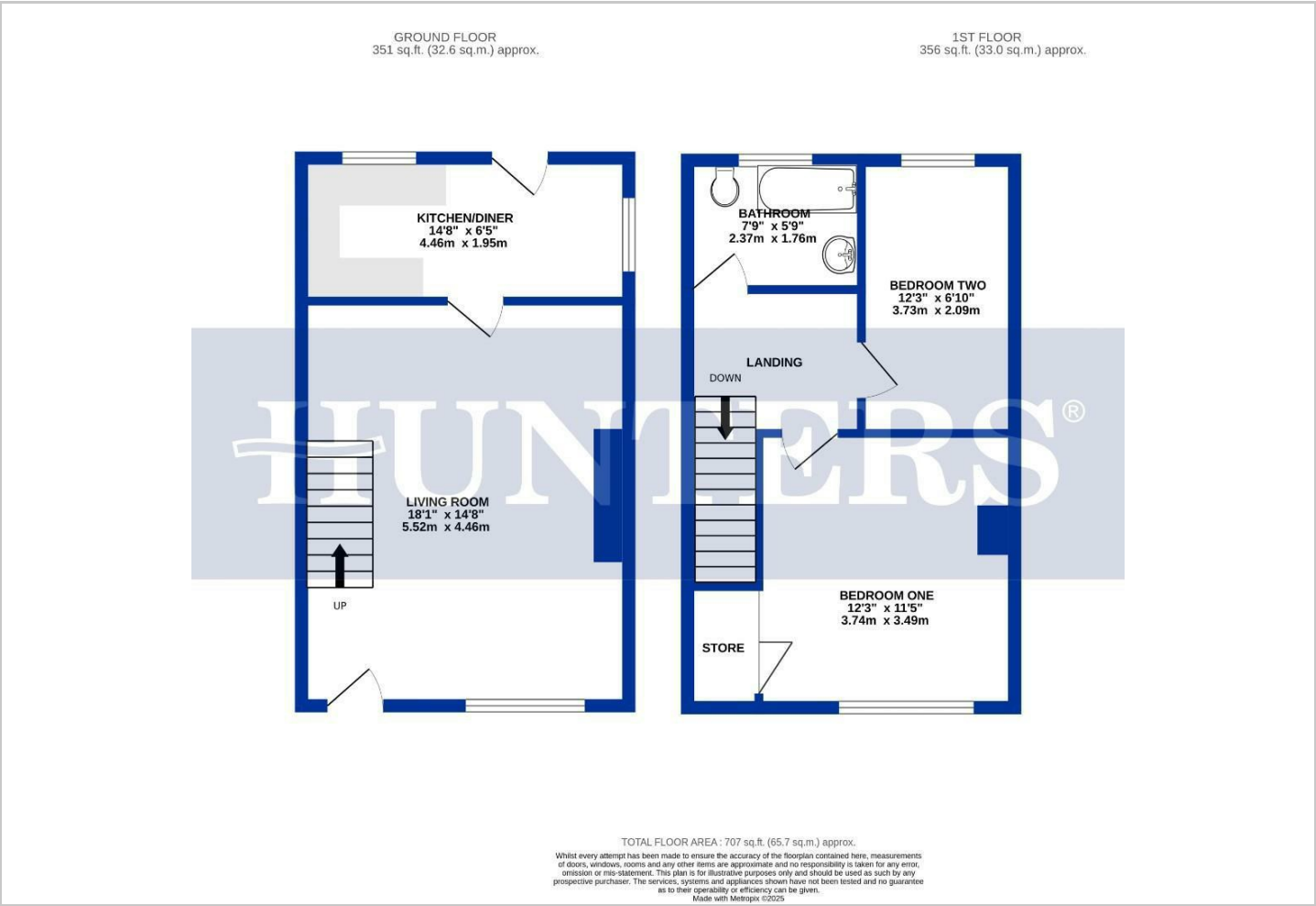
Hybrid Map



Terrain Map



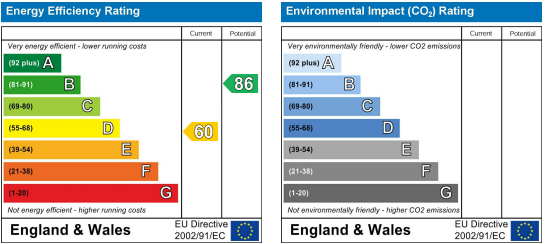
Floor Plan



Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 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.