

# HUNTERS®

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## Leeds And Bradford Road

Pudsey, LS28 6LT

£244,950



Council Tax: B



# 744 Leeds And Bradford Road

Pudsey, LS28 6LT

£244,950



- Three-bedroom semi-detached home
- Two versatile reception rooms
- Conservatory with garden access
- Light modern kitchen with storage
- Downstairs guest WC
- Two double bedrooms with fitted triple wardrobes
- Good-sized front and rear gardens
- Greenhouse, garden sheds and pond
- Enclosed gated driveway
- Excellent transport links to Leeds and Bradford

This charming three-bedroom semi-detached home is offered for sale in the popular area of Pudsey, occupying a convenient and sought-after position on Leeds and Bradford Road, with excellent access to local amenities, well-regarded schools, transport links, and a public park to the rear.

Stepping inside, the property reveals a warm and welcoming layout, thoughtfully designed for comfortable family living. The spacious LIVING ROOM enjoys attractive views over the enclosed front garden and features a charming fireplace, creating a cosy focal point.

To the rear, the DINING AREA provides an excellent space for family meals and entertaining and leads directly into the CONSERVATORY. Bathed in natural light, this versatile space offers a relaxing setting for both everyday living and social occasions while enjoying views of the well-maintained garden.

The KITCHEN is bright and practical, offering a range of fitted high and low-level units, integrated appliances, additional appliance space and ample storage. Its convenient connection to the dining area makes it perfectly suited to modern family life. A downstairs WC completes the ground-floor accommodation.

Upstairs, the property comprises two DOUBLE BEDROOMS, both benefiting from built-in wardrobes. There is also a further good-sized bedroom that could also serve as a nursery, home office or guest room. The modern style family BATHROOM is well-appointed with a shower over the bath, fully tiled, a WC, a wash basin, a fitted mirrored shelf and extra storage.

Outside, the home continues to impress with attractive FRONT and REAR GARDENS, offering wonderful opportunities to enjoy the outdoors. The rear garden features a patio area, summer house, greenhouse, sheds and pond, creating a peaceful and established space for keen gardeners and those looking to relax and unwind.

Pudsey remains a highly sought-after location, offering a vibrant mix of independent shops, cafés, restaurants and everyday amenities within easy reach. Families benefit from a choice of nearby schools, while local parks and green spaces provide excellent opportunities for walking, cycling and outdoor recreation. Commuters are well served by nearby railway stations with regular services to Leeds and Bradford, while the no. 72 bus route along Leeds and Bradford Road provides a convenient 24-hour service between Leeds and Bradford.

Combining generous living space, attractive gardens and a well-connected location, this delightful home is ideally suited to first-time buyers, growing families and investors alike.

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM

10'7" x 15'10" (3.25 x 4.83)

## WC

2'4" x 4'11" (0.73 x 1.50)

## KITCHEN

7'8" x 11'11" (2.36 x 3.64 )

## DINING ROOM

8'0" x 11'11" (2.44 x 3.64)

## CONSERVATORY

10'0" x 8'5" (3.07 x 2.59)

## LANDING

## BEDROOM

10'8" x 10'6" (3.27 x 3.22)

## BEDROOM

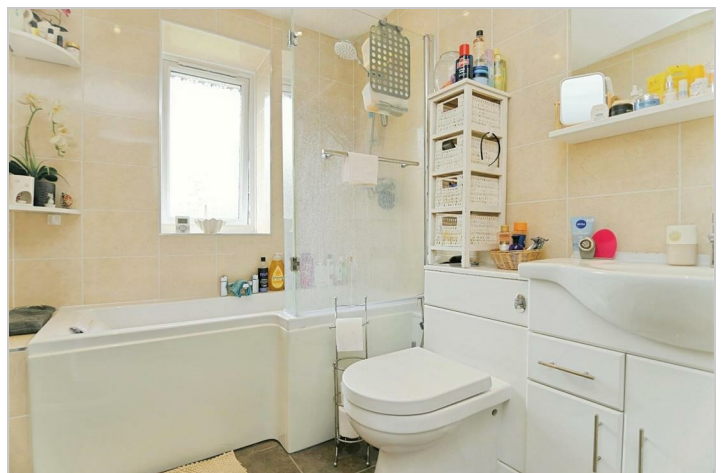
7'10" x 15'11" (2.39 x 4.86)

## BEDROOM

8'11" x 12'8" (2.72 x 3.88)

## BATHROOM

6'0" x 7'9" (1.83 x 2.38)



Road Map



Hybrid Map



Terrain Map



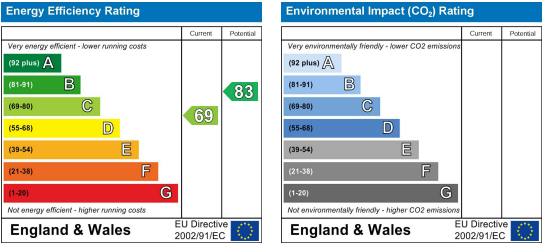
Floor Plan



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.