

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## West Street

Stanningley, Pudsey, LS28 7QF

Guide Price £145,000



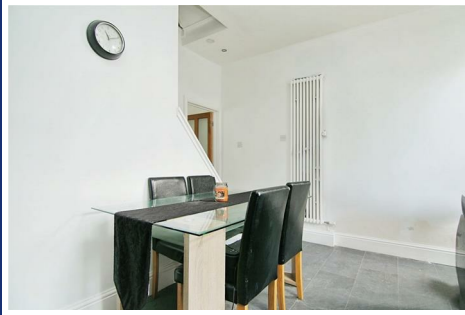
Council Tax: B



# 9 West Street

Stanningley, Pudsey, LS28 7QF

## Guide Price £145,000



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Quiet and desirable Pudsey location
- Vendors currently use as four bedroom home
- Neutral décor throughout
- Two versatile loft rooms!
- Modern kitchen with integrated oven and pantry space
- Low maintenance south-facing garden

Spacious and full of potential, this STONE TERRACE in a quiet yet convenient Pudsey location offers two bedrooms PLUS two versatile loft rooms, currently used to provide three-bedroom accommodation, plus a sitting room. Featuring a MODERN kitchen/diner, bright living room, neutral décor, and modern bathroom, the property is a BLANK CANVAS ready for personal touches. Outside, a low-maintenance SOUTH-FACING adds to its appeal. IDEALLY SITUATED close to Pudsey town centre, excellent schools, and transport links, with easy access to Leeds, the M1, and M62—perfect for families, couples, or investors alike.

For Sale by Modern Auction – T & C's apply

Delighted to introduce this charming, STONE TERRACED home, situated in a quiet area, yet conveniently positioned within walking distance to PUDSEY town centre, excellent nearby schools, and public transport links. This property boasts a wealth of local amenities, along with the benefit of being close to the Ring Road for those who commute to Leeds, with connecting motorway links for the M1 and M62.

The house is neutrally decorated, perfect for those who look to put their own stamp on and make it their own. The property is a BLANK CANVAS with even scope to improve whilst occupying, making it an ideal choice for first-time buyers, investors, or couples looking for their next home.

On entering the property, you'll find a modern, SOUTH-FACING KITCHEN with grey fitted units, integrated oven, and under stair pantry storage. The kitchen also doubles as a dining space, bathed in sunshine, where you can enjoy your meals.

The LIVING ROOM is a well-sized space featuring hardwood flooring, traditional coving, and large windows including a beautiful stained glass above the door. It's a neutrally decorated room with plenty of room that can easily accommodate a family on the daily or larger events.

Upstairs, two BEDROOMS and two VERSATILE LOFT rooms await. The main bedroom is a well-sized double with fitted wardrobe storage. The second bedroom is a lovely, south-facing single room, also on the first floor with built-in shelved storage. The top LOFT ROOM is currently used by the current owner as a bedroom, boasting a Velux style window and plenty of space. It currently provides access to the additional STUDY ROOM / OCCASIONAL ROOM with its own Velux window, but this space could be reconfigured if desired.

PLEASE NOTE: the property, being an older terraced house, includes a bedroom within the roof space. This accommodation may not comply with current Building Regulations, and prospective purchasers should satisfy themselves as to its suitability and compliance with the current regulations.

Finally, the BATHROOM is equipped with a heated towel rail and a three-piece suite, including an over-bath shower. The suite is tiled in a neutral colour, maintaining the property's overall decor theme.

Outside, a low maintenance SOUTH-FACING GARDEN provides outdoor space, perfect for those who enjoy the outdoors without the hassle of constant upkeep. This is a property with a lot to offer and is waiting for someone to turn it into their dream home.

#### AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Tel: 0113 257 6198

## KITCHEN

14'6" x 11'10" (4.44 x 3.63m)

## LIVING ROOM

14'6" x 12'1" (4.44 x 3.69m)

## LANDING

## BEDROOM ONE

14'6" x 10'2" (4.44 x 3.11m)

## BEDROOM TWO

8'6" x 8'11" (2.60 x 2.73m)

## BATHROOM

5'6" x 8'11" (1.68 x 2.73m)

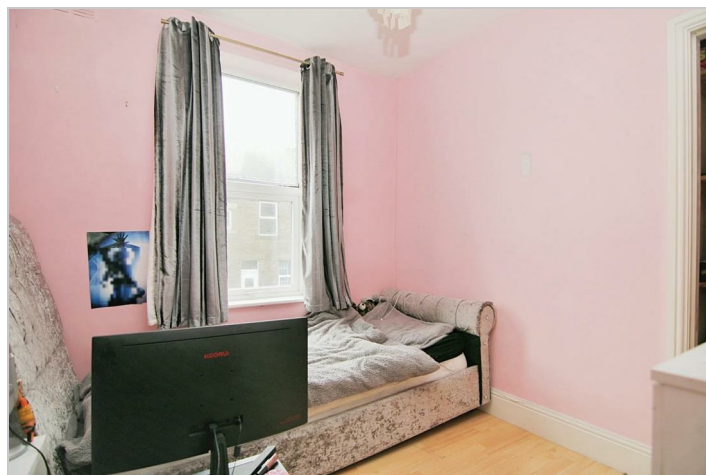
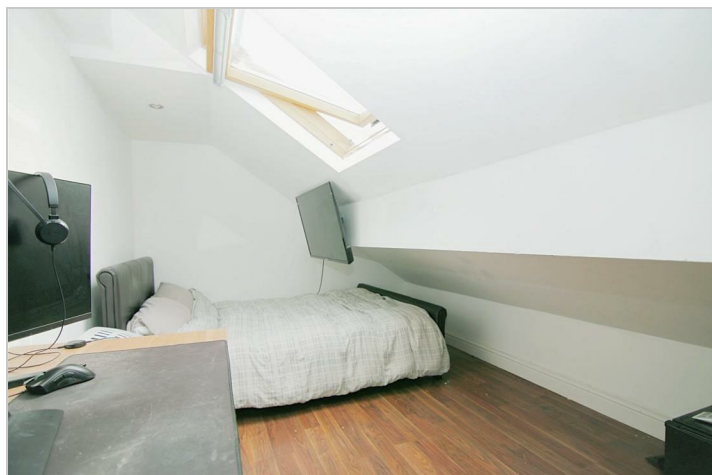
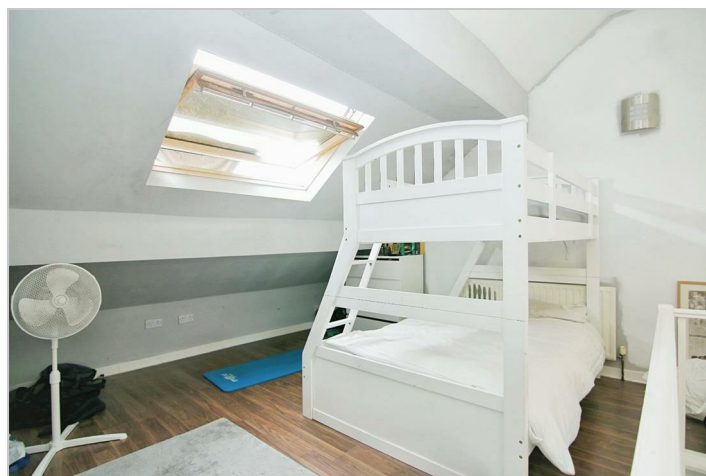
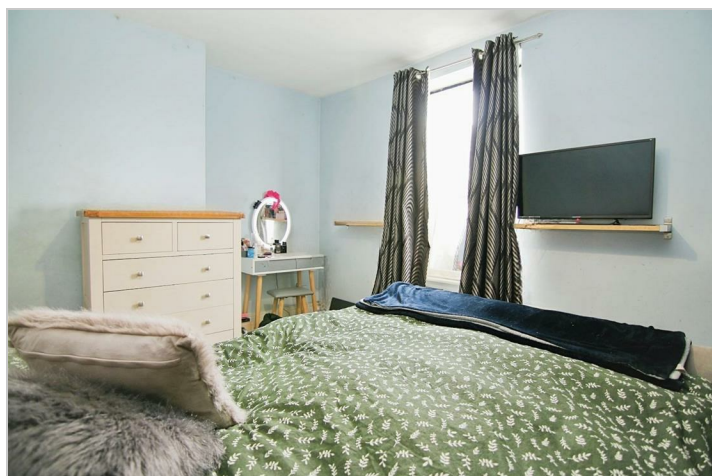
## LOFT ROOM

14'6" x 14'11" (4.44 x 4.55m)

## STUDY / OCCASIONAL ROOM

14'6" x 8'8" (4.44 x 2.66m)

## GARDEN



## Road Map



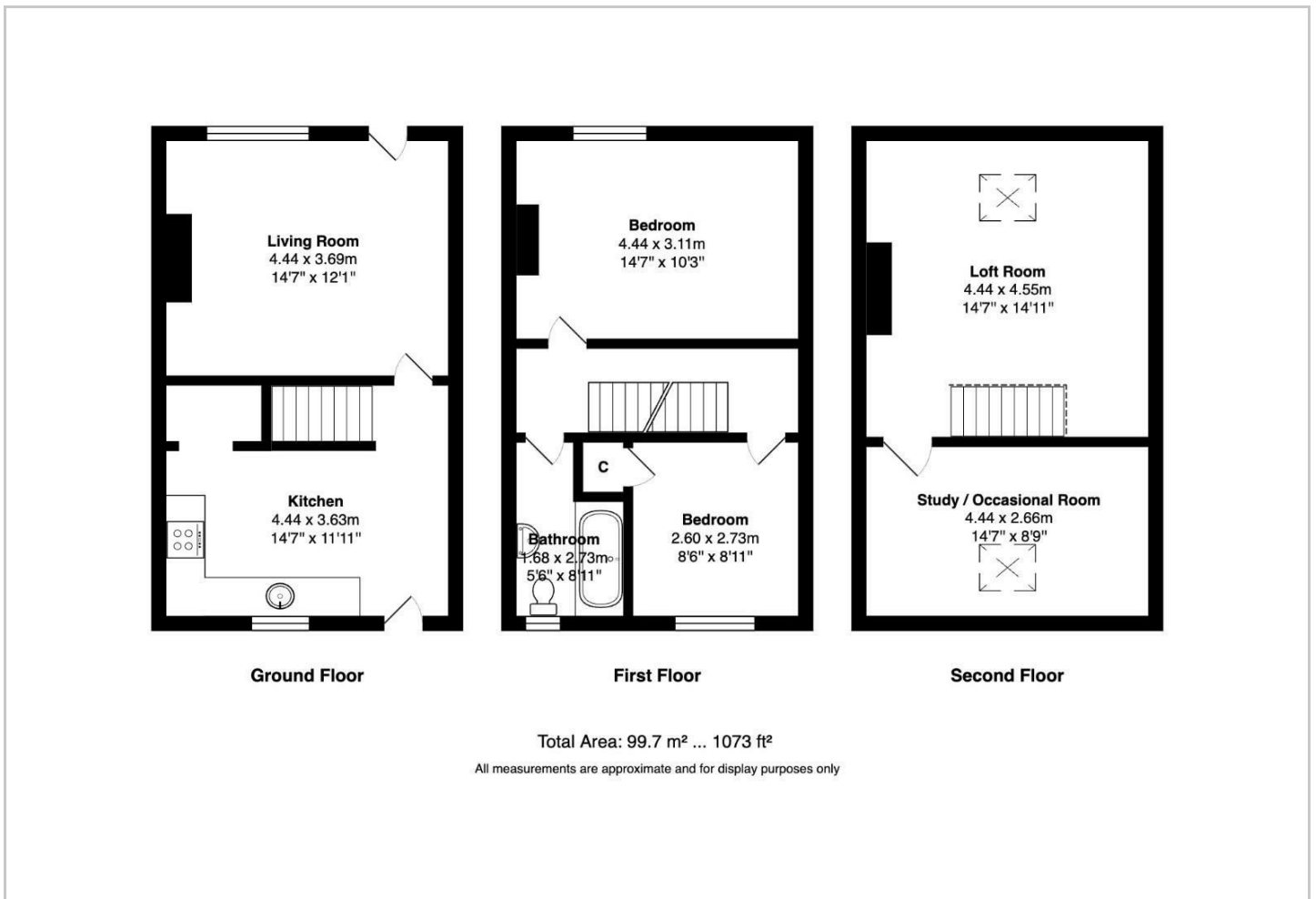
## Hybrid Map



## Terrain Map



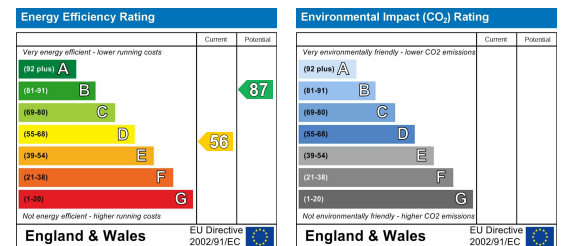
## Floor Plan



## 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.