

# HUNTERS®

HERE TO GET *you* THERE



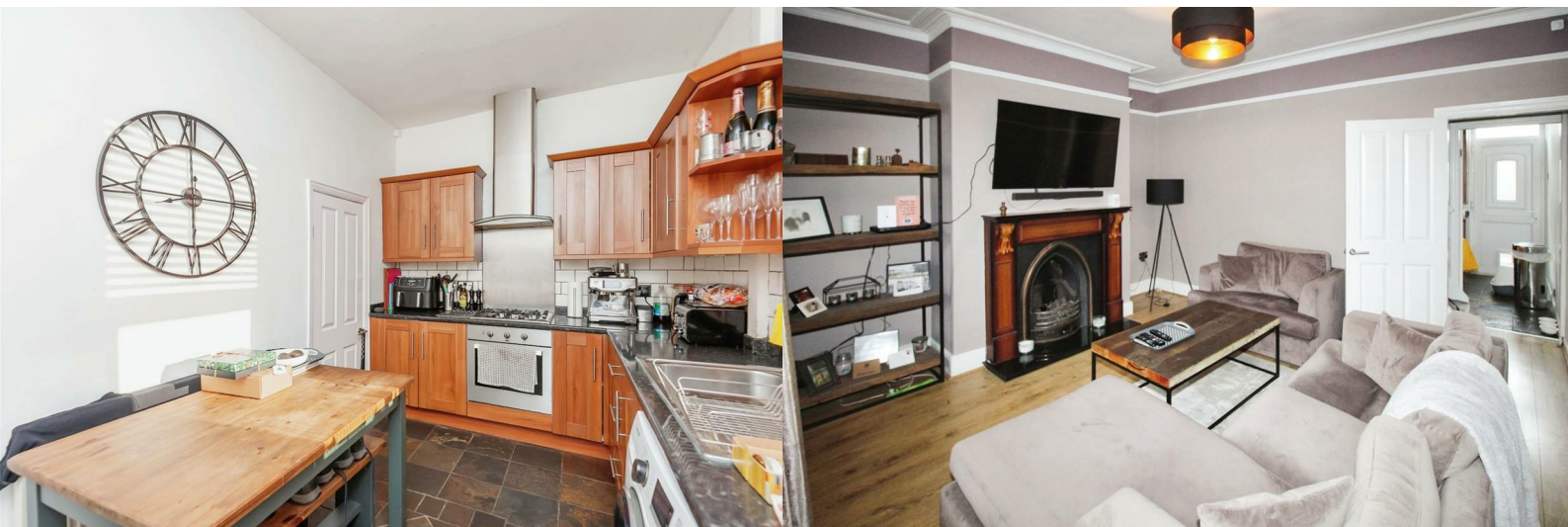
## Oakroyd Terrace

Stanningley, Pudsey, LS28 7QQ

£195,000



Council Tax: B



# 10 Oakroyd Terrace

Stanningley, Pudsey, LS28 7QQ

£195,000



- Terraced property in good condition
- Charming living room with fireplace
- High ceilings and stained glass window
- Spacious and well-appointed bedrooms
- Modern kitchen with dining space
- Luxurious bathroom with free-standing bath
- Sunny rear garden for outdoor relaxation
- Well-connected with public transport links
- Nearby schools and local amenities
- Cycling routes and strong local community

This well-maintained STONE terraced property offers a charming living space, THREE spacious bedrooms, a modern kitchen with appliances, Luxury BATHROOM and a sunny rear garden, making it an ideal home for couples or sharers.

This well-maintained STONE terraced property is an ideal opportunity for couples or sharers looking for a spacious and comfortable home. Boasting good condition throughout, this property offers a charming living space with high ceilings and an elegant fireplace, creating a warm and inviting atmosphere. The LIVING room features ceiling coving, twin windows with a beautiful stained glass feature and a living flame gas fire, providing a cozy area for relaxation. The laminated flooring adds a touch of elegance to this space.

The property comprises THREE bedrooms, with one double bedroom offering built-in wardrobes and ceiling coving. The second bedroom, a single room, would make a perfect home office. The third bedroom on the second floor is spacious and features a walk-in closet and a large dormer window, allowing ample natural light to flood the room.

The property also includes a modern KITCHEN with dining space, equipped with a range of modern appliances and an under-stairs cupboard for additional storage. The well-appointed Luxurious BATHROOM boasts a free-standing bath, a rain shower, and a heated towel rail, providing a luxurious bathing experience.

Externally, the property benefits from a sunny rear courtyard garden, offering a private outdoor space for relaxation and entertaining. On-street parking is available for convenience.

The property is well placed to easily access the local shops/amenities in Pudsey and for commuting via the Ring Road and Pudsey railway station to Leeds & Bradford.

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

### KITCHEN/DINER

13'1" x 7'11" (3.99m x 2.41m)

### LIVING ROOM

13'2" x 13' (4.01m x 3.96m)

### BEDROOM ONE

13'2" x 11'1" (4.01m x 3.38m)

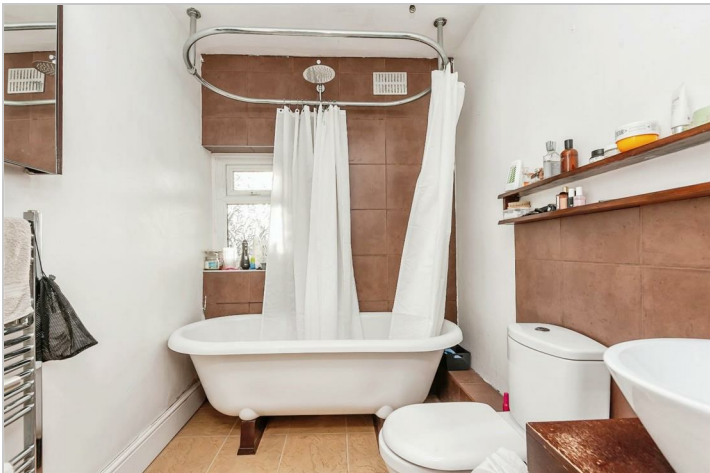
### BEDROOM THREE

8'1" x 6'9" (2.46m x 2.06m)

### BATHROOM

### BEDROOM TWO

13'1" x 10'8" (3.99m x 3.25m)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Ground Floor**

**First Floor**

**Second Floor**

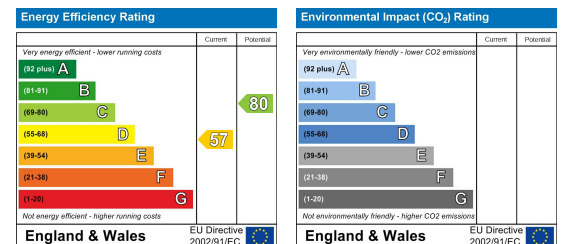
Total floor area 76.9 m<sup>2</sup> (828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.