

# HUNTERS®

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## Valley Road

Pudsey, LS28 9DT

Offers In The Region Of £220,000



Council Tax: B



# 194 Valley Road

Pudsey, LS28 9DT

## Offers In The Region Of £220,000



- Garage and off-street parking
- Two double bedrooms plus single
- Bright living room
- Modern kitchen with dining area
- Family bathroom with shower over bath
- Enclosed rear garden for seating/play
- Ideal for first-time buyers
- Close to primary and secondary schools
- Excellent rail and bus links
- Short commute to Leeds and Bradford

This well-presented THREE-bedroom terraced property in Pudsey offers a bright and spacious home, ideal for first-time buyers or families seeking practical living space with outdoor areas and off-road parking. The property is in good condition throughout and combines contemporary décor with versatile accommodation.

The ground floor features a welcoming LIVING room decorated in a modern neutral style, with light-coloured walls and a subtle geometric feature wallpaper surrounding the fireplace, creating a stylish focal point. A front-facing bow bay window allows plenty of natural light to fill the space, enhancing the airy and inviting atmosphere. The room provides an ideal setting for both relaxing and entertaining, with views over the front garden.

The KITCHEN is well-appointed and benefits from ample natural light, a range of fitted wall and base units, integrated appliances, and generous worktop space. There is also room for a dining table, creating a practical kitchen/dining area. A door leads directly to the rear garden, providing convenient access for outdoor living and entertaining.

Upstairs, there are two DOUBLE bedrooms, including a front-facing room enjoying pleasant outlooks, and a further SINGLE bedroom which would be suitable as a child's room, study, or home office. The modern BATHROOM is finished to a high standard with partially tiled walls, a rectangular bath with overhead shower and glass screen, a contemporary vanity unit, a white toilet, and a heated towel rail. Patterned floor tiles add texture and style to the space.

Externally, the property features a well-maintained rear GARDEN mainly laid to lawn, enclosed by fencing for privacy. The rear also benefits from off-road parking and a single garage, offering practical storage and vehicle security.

Pudsey provides a range of amenities including supermarkets, independent shops, cafés, and parks. Excellent transport links include New Pudsey railway station with services to Leeds and Bradford, as well as regular bus connections. The property is well-placed for local schools, making it an ideal choice for families

Tel: 0113 257 6198

**LIVING ROOM**

15'1" x 16'0" (4.62 x 4.90)

**KITCHEN**

15'1" x 9'3" (4.62 x 2.83)

**LANDING**

**BEDROOM**

15'1" x 9'6" (4.62 x 2.91)

**BEDROOM**

8'8" x 9'3" (2.65 x 2.83)

**BEDROOM**

5'10" x 6'2" (1.80 x 1.90)

**BATHROOM**

8'8" x 6'0" (2.65 x 1.83)



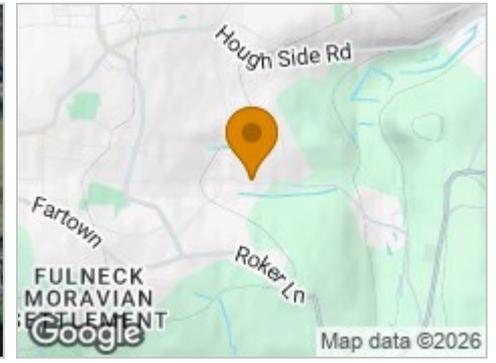
## Road Map



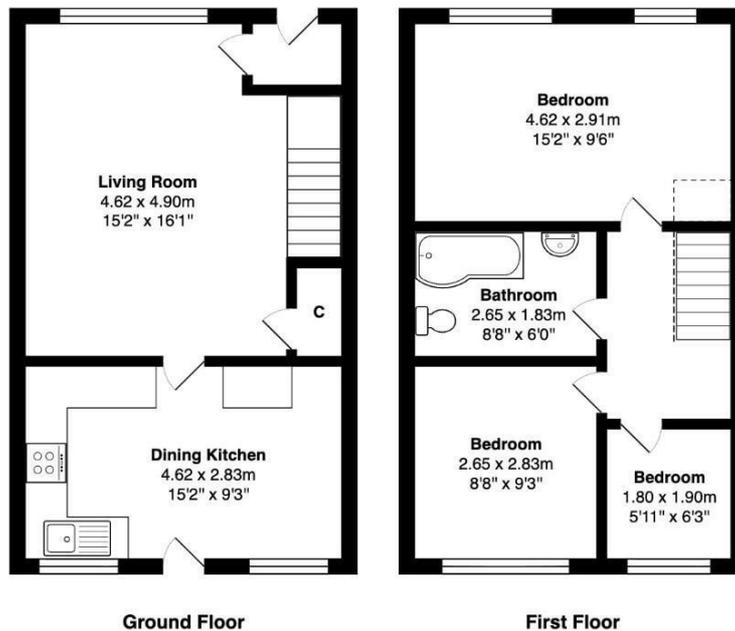
## Hybrid Map



## Terrain Map



## Floor Plan



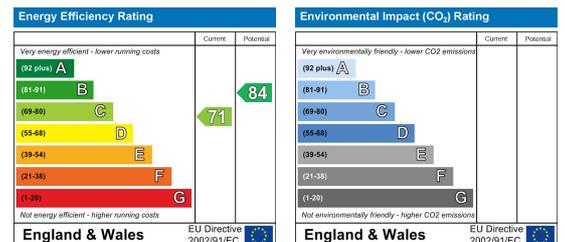
Total Area: 72.9 m<sup>2</sup> ... 784 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.