

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ederoyd Crescent

Stanningley, Pudsey, LS28 7QU

£280,000



Council Tax: C



# 33 Ederoyd Crescent

Stanningley, Pudsey, LS28 7QU

£280,000



- Ideal for first-time buyers and families
- Single garage plus driveway parking
- Bright bay-window reception room
- Front and rear gardens
- Kitchen with dining space
- Three double bedrooms
- Convenient for amenities and buses
- Good local schools nearby
- Excellent rail links to Leeds

This attractive three-bedroom semi-detached home occupies a convenient and well-connected position between Pudsey and Stanningley, making it an excellent choice for buyers seeking both community amenities and straightforward access into Leeds and Bradford. The property offers well-balanced accommodation, generous natural light throughout and practical outdoor space.

Upon entering, an enclosed PORCH provides shelter from the elements and a useful space for coats and shoes before leading into the main hallway, where additional built-in storage helps keep everyday items neatly tucked away.

The principal LIVING room is a welcoming and versatile space, centred around a bay window that frames pleasant views over the front garden and draws in an abundance of natural light. The proportions comfortably accommodate a full lounge suite alongside a dedicated dining area, making it ideal for both everyday living and entertaining guests. Neutral décor and carpeting create a warm and inviting atmosphere.

To the rear, the KITCHEN is thoughtfully arranged to maximise both storage and functionality. A range of contemporary wall and base units provide ample cupboard space. There is space for dining, making it a sociable hub of the home. External access to the side and rear enhances practicality, particularly for families or those who enjoy outdoor living.

Upstairs, the property continues to impress with THREE well-proportioned bedrooms. The principal BEDROOM enjoys a bay window to the front elevation, enhancing the sense of space and light. The second double BEDROOM overlooks the rear garden and offers a peaceful outlook, making it well suited as a guest room or children's bedroom. The third BEDROOM, currently arranged as a single, would also function perfectly as a double, nursery, dressing room or home office for those working remotely.

The family BATHROOM is fitted with a suite comprising a bath with shower over, WC and pedestal wash basin. Partially tiled walls, and a frosted window allows for natural light while maintaining privacy.

Externally, the property benefits from a FRONT GARDEN that combines lawn and paved areas, offering both greenery and low-maintenance space. The frontage is partially enclosed. To the rear, the garden presents an outdoor area suitable for seating, play space or landscaping to suit individual tastes. A single GARAGE and off-street parking provide valuable additional storage and parking.

The location is particularly appealing, with easy access to well-regarded local schools, a range of shops, supermarkets and independent businesses, as well as leisure facilities. Established cycling routes and green spaces are nearby for those who enjoy outdoor pursuits. Pudsey and New Pudsey railway stations offer convenient rail links into Leeds and Bradford, with Leeds city centre typically reachable in approximately 10–15 minutes. Regular bus services along nearby main roads further enhance connectivity.

Tel: 0113 257 6198

## PORCH

6'2" x 4'3" (1.88 x 1.32)

## LIVING

11'10" x 20'2" (3.63 x 6.15)

## HALLWAY

## KITCHEN

7'10" x 13'2" (2.39 x 4.02)

## BEDROOM ONE

11'10" x 11'5" (3.63 x 3.48)

## BEDROOM TWO

11'10" x 8'2" (3.63 x 2.51)

## BEDROOM THREE

7'10" x 10'8" (2.41 x 3.26)

## BATHROOM

6'4" x 5'8" (1.95 x 1.73)

## LANDING

## GARAGE



## Road Map



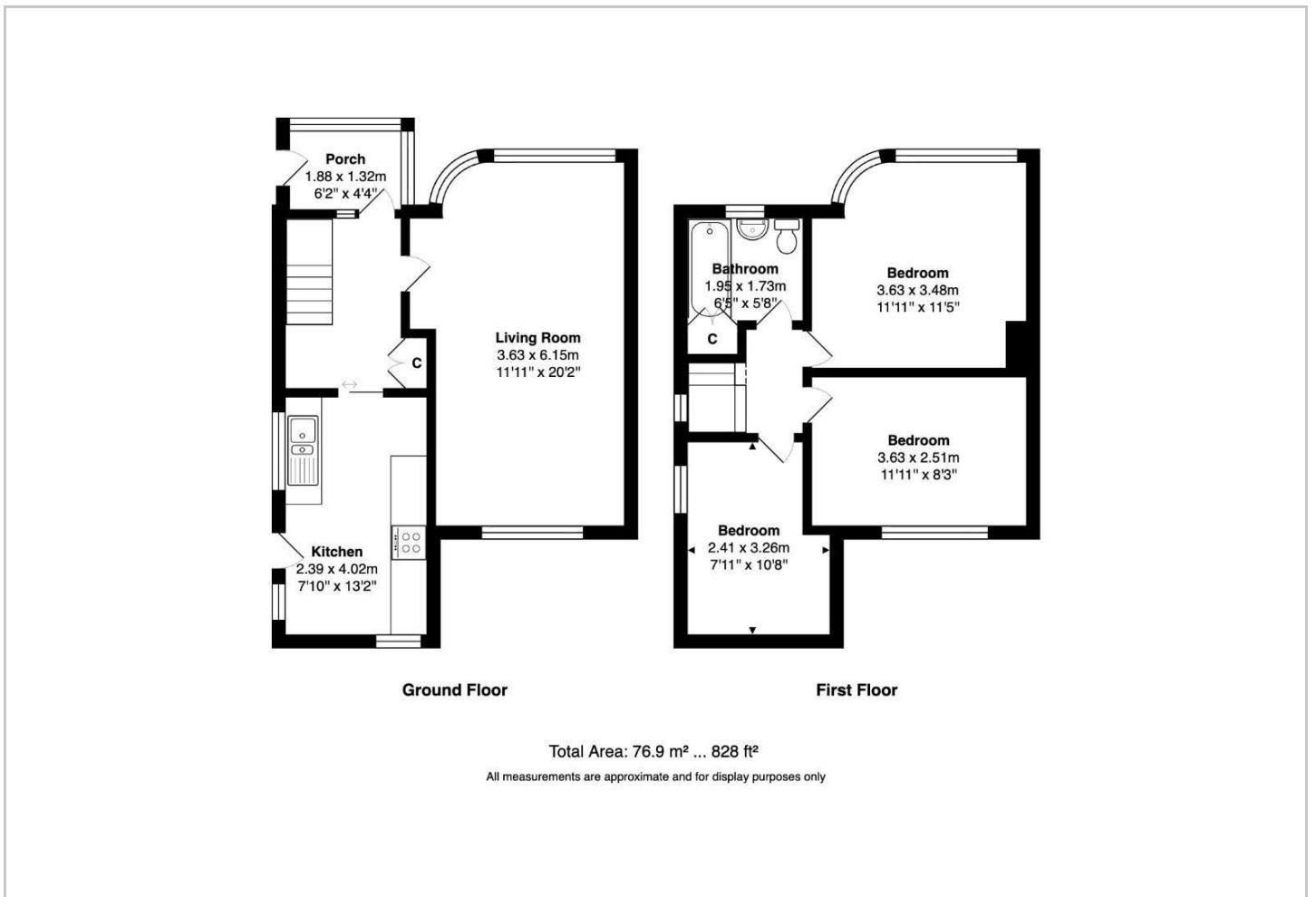
## Hybrid Map



## Terrain Map



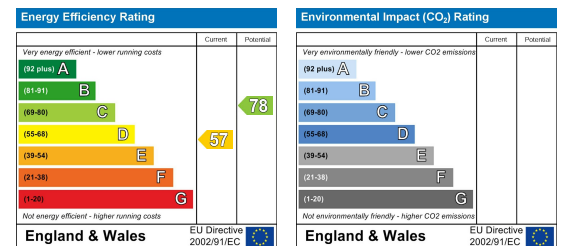
## Floor Plan



## 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.