

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Chatsworth Drive

Pudsey, LS28 8JT

£299,000



Council Tax: C



# 1 Chatsworth Drive

Pudsey, LS28 8JT

£299,000



- Well-presented three-bedroom semi-detached
- Quiet cul-de-sac Pudsey location
- Two reception rooms for flexibility
- Modern fitted kitchen with appliances
- Contemporary bathroom with shower
- Versatile third bedroom home office
- Landscaped front and enclosed rear gardens
- Driveway parking for 2–3 cars
- Detached garage for parking or storage
- Excellent transport links to Leeds, Bradford

This three-bedroom semi-detached house is now for sale in a quiet cul-de-sac in Pudsey, within easy reach of Leeds and Bradford. Well-presented throughout and in good condition, it will particularly appeal to first-time buyers and families seeking access to nearby schools, local amenities and green spaces.

The ground floor offers two reception rooms. The front reception features a large window, electric fire and a cosy feel, while the rear reception has a gas fire and sliding doors opening directly onto the garden, ideal for everyday family living and entertaining. The modern kitchen provides ample, well-planned units, good worktop space, spotlight fittings, an oven with hob and extractor, and space for a washer.

Upstairs are three bedrooms: two doubles and a further single bedroom currently suited to use as a home office or nursery. The contemporary-style bathroom includes a shower over the bath and a heated towel rail, complimented with a separate wc.

Externally, the property benefits from an attractive landscaped front garden with outdoor lighting. The rear garden is fully enclosed with a lockable gate, patio, lawn with stepping stones, and a variety of shrubs and bushes, plus outdoor storage and lighting for security and evening use. A detached garage offers parking or storage, and the driveway provides off-road parking for 2–3 cars.

Pudsey town centre, with its shops, cafés and amenities, is close by, as are local schools and walking and cycling routes. New Pudsey railway station offers services to Leeds in around 10 minutes and Bradford in under 20 minutes, supporting convenient commuting.

Pudsey, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM

15'1" x 11'5" (4.62 x 3.50)

## DINING ROOM

12'5" x 10'6" (3.80 x 3.22)

## KITCHEN

9'2" x 6'5" (2.81 x 1.96)

## BEDROOM ONE

15'1" x 11'5" (4.62 x 3.50)

## BEDROOM TWO

12'5" x 9'9" (3.80 x 2.99)

## BEDROOM THREE

8'4" x 5'6" (2.55 x 1.68)

## BATHROOM

7'2" x 5'5" (2.19 x 1.67)

## SEPERATE WC

4'7" x 2'8" (1.40 x 0.83)

## GARAGE



## Road Map



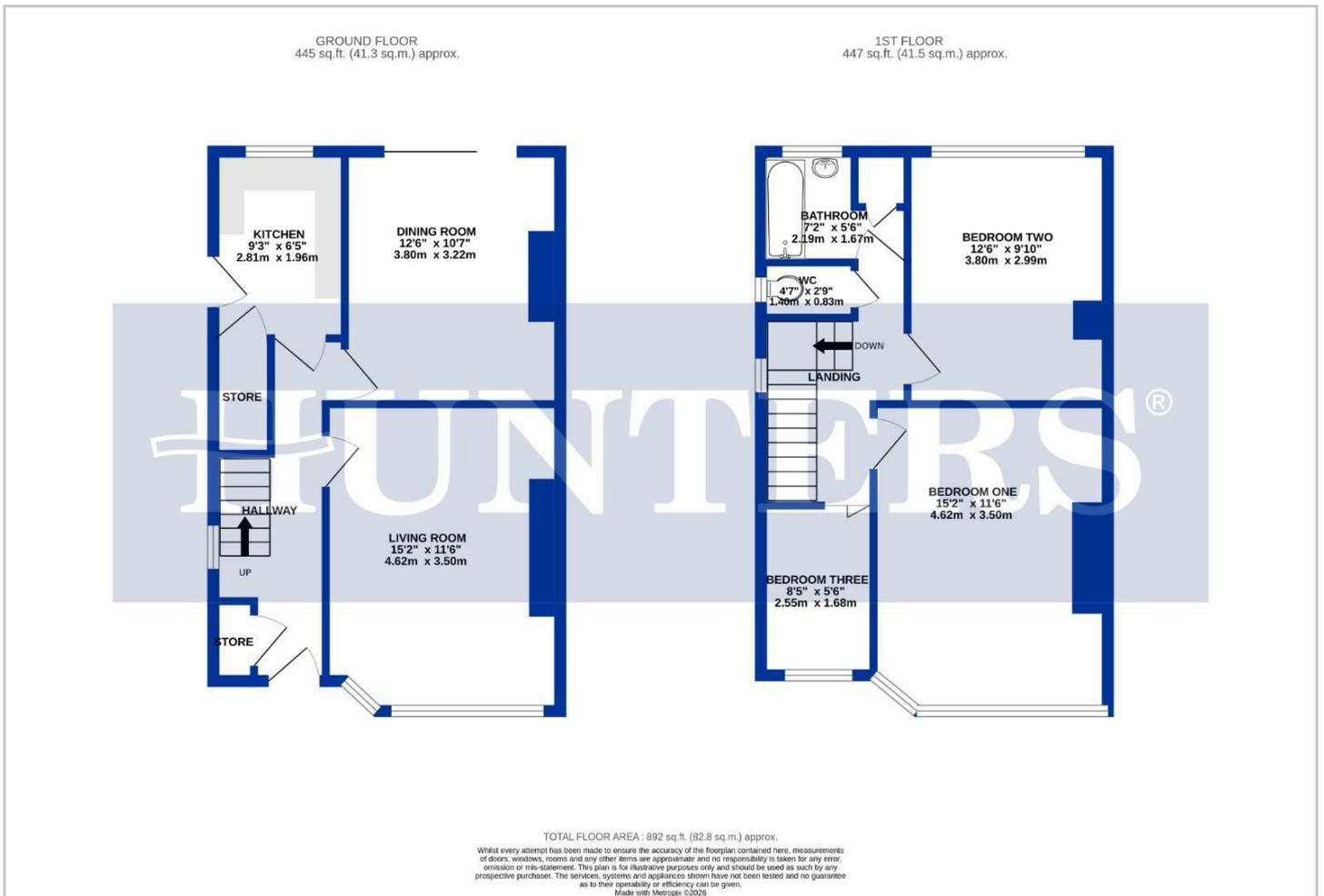
## Hybrid Map



## Terrain Map



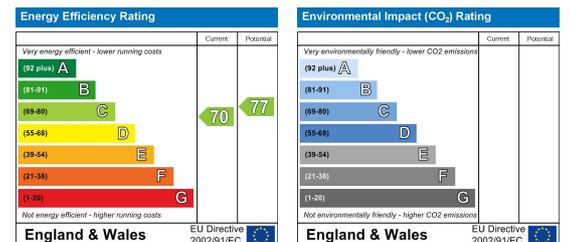
## Floor Plan



## 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.