

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Pembroke Road

Pudsey, LS28 7NE

£325,000



Council Tax: C



# 6 Pembroke Road

Pudsey, LS28 7NE

£325,000



- Elegant stone through Terraced
- Four bedrooms plus ensuite
- Majestic Hallway with original balustrade and floor
- Generous living room with feature fireplace
- Spacious dining room open to kitchen
- Bespoke Kitchen with appliances
- Great storage cellar with laundry space
- Standout tiled family bathroom
- Enclosed landscaped rear garden

Ideally located just a short walk from Pudsey town centre, the property enjoys easy access to local schools, cafés, shops, and excellent transport links.

Inside, the home benefits from gas central heating and double glazing throughout. The welcoming entrance hall showcases original wooden flooring and a traditional staircase, setting the tone for the rest of the property.

The living room is bright and inviting, featuring a large bay window that floods the space with natural light. Original wood flooring, decorative coving, and a striking wood and cast-iron fireplace with a marble hearth create a warm, characterful focal point.

To the rear, the dining room offers a versatile space for entertaining, with oak flooring and direct access to the garden. It flows seamlessly into a bespoke kitchen, fitted with high-quality units, clever pull-out storage, and integrated appliances including oven, microwave, dishwasher, fridge/freezer, and induction hob.

A cellar accessed from the hallway provides practical laundry and storage space.

Upstairs on the first floor are three well-proportioned bedrooms—two generous doubles and a flexible single room, ideal as a home office or nursery. The standout bathroom is finished to a high standard, featuring full tiling, a walk-in rainfall shower, modern fittings, and stylish LED lighting.

The top floor hosts an impressive studio bedroom with Velux windows, ample eaves storage, and a sleek en-suite shower room, making it an ideal guest suite or private retreat.

Outside, the front garden is neatly enclosed with a stone wall and wrought iron detailing. The landscaped rear garden is designed for low maintenance and enjoyment, with a combination of paving, artificial lawn, and planted borders, all securely enclosed.

With excellent commuter links to Leeds and Bradford, and close proximity to local amenities and shopping facilities, this home offers both convenience and lifestyle in one attractive package.

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

## DINING KITCHEN

18'9" x 15'0" (5.72m x 4.59m)

## LIVING ROOM

15'0" x 13'1" (4.58m x 4.00m)

## BEDROOM

15'3" x 11'0" (4.65m x 3.37m)

## BEDROOM

14'11" x 11'9" (4.55m x 3.60m)

## BEDROOM

8'7" x 6'7" (2.62m x 2.03m)

## BATHROOM

11'10" x 7'4" (3.62m x 2.24m)

## BEDROOM

17'5" x 13'1" (5.31m x 4.01m)

## EN-SUITE

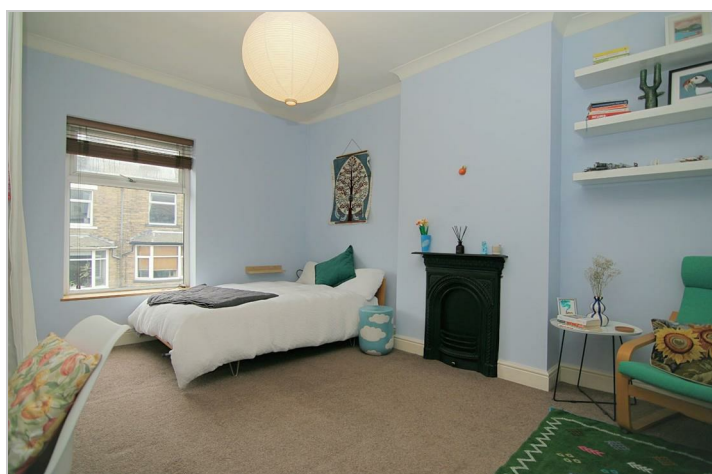
10'9" x 5'3" (3.28m x 1.61m)

## CELLAR

15'0" x 11'0" (4.59m x 3.36m)

## CELLAR

11'11" x 7'8" (3.64m x 2.36m)



## Road Map



## Hybrid Map



## Terrain Map



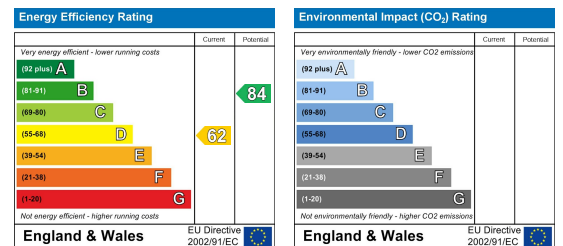
## Floor Plan



## 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.