HUNTERS®

HERE TO GET *you* THERE



Occupation Lane

Pudsey, LS28 8HL

£229,000

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Council Tax: D





24 Occupation Lane

Pudsey, LS28 8HL

£229,000





- Three-bedroom stone end terrace home
- Renovation opportunity to add value
- Two spacious reception rooms
- Additional sun room space
- Downstairs WC for convenience
- Rear garden for outdoor living
- Gated driveway with off-street parking
- Popular Pudsey West Leeds location
- Excellent rail links to Leeds, Bradford
- Close to schools and local amenities

Bursting with potential, this three-bedroom end-of-terrace home presents an exciting opportunity for buyers looking to create a property perfectly suited to their own taste and requirements. Requiring renovation throughout, the property offers generous accommodation and a versatile layout, providing an excellent foundation for a stylish transformation.

The ground floor features TWO spacious RECEPTION ROOMS, ideal for separate living and dining areas, along with a bright sunroom overlooking the rear garden. There is also a KITCHEN and a convenient downstairs WC, adding everyday practicality. To the first floor are three well-proportioned BEDROOMS, a family BATHROOM and a useful landing STOARGE CUPBOARD.

Externally, the property benefits from a REAR GARDEN, offering plenty of scope for seating, planting or family enjoyment. A gated driveway provides valuable off-street PARKING.

Situated in the popular West Leeds town of Pudsey, the property is well placed for a wide range of local amenities. Pudsey town centre offers supermarkets, independent shops, cafés, restaurants and traditional pubs, while nearby Owlcoates Shopping Centre provides further retail options. Pudsey Park is also within easy reach, offering landscaped gardens, green space and play areas.

The location is ideal for commuters, with New Pudsey railway station providing regular services to Leeds and Bradford. Convenient road links via the A647 and Leeds Ring Road also provide access to Leeds city centre, Bradford and the wider West Yorkshire region.

With generous rooms, garden space, off-street parking and fantastic potential, this is a wonderful opportunity to create a truly individual home in an established and well-connected residential location.

**Creeping Freehold Disclaimer:* We understand that part of the property is subject to a Creeping freehold. Prospective purchasers should be aware that individual mortgage lenders apply their own lending criteria and that this arrangement may affect the availability of mortgage finance. Buyers are advised to confirm the position with their chosen lender and seek advice from their legal representative before proceeding.

KITCHEN
10'5" x 9'7" (3.19 x 2.93)

RECEPTION 1
13'3" x 16'7" (4.05 x 5.06)

RECEPTION 2
13'3" x 14'9" (4.05 x 4.51)

SUN ROOM
10'8" x 9'8" (3.27 x 2.95)

LANDING

BEDROOM 1
13'3" x 14'10" (4.05 x 4.54)

BEDROOM 2
13'3" x 12'6" (4.05 x 3.83)

BEDROOM 3
10'5" x 9'7" (3.19 x 2.93)

BATHROOM

STORAGE CUPBOARD

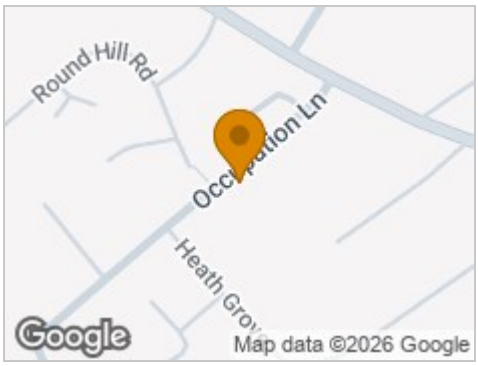








Road Map



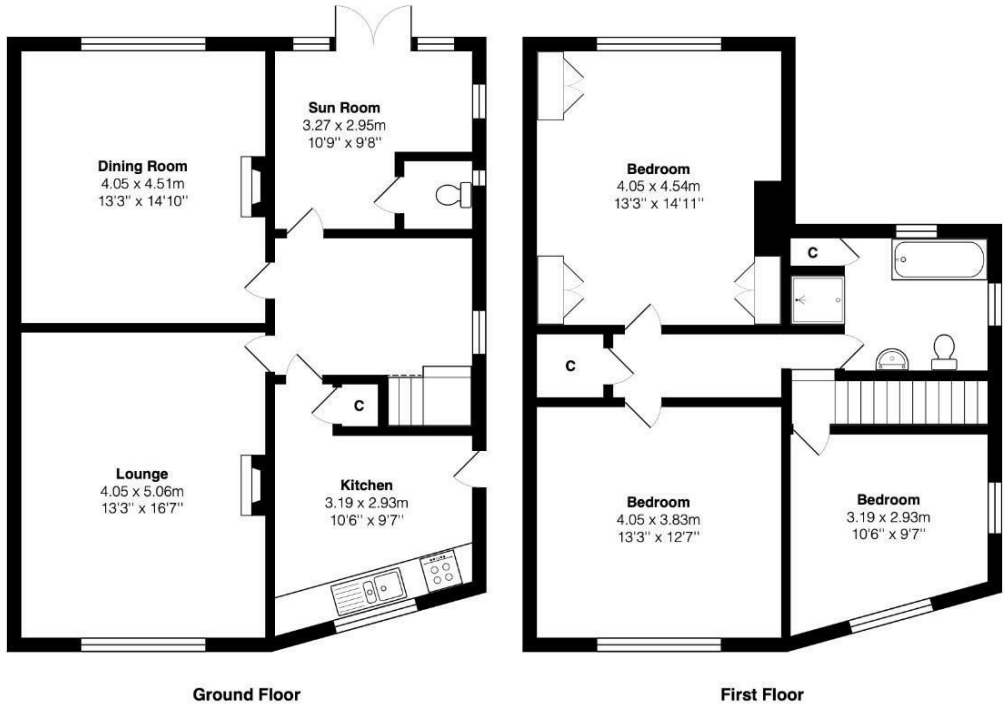
Hybrid Map



Terrain Map



Floor Plan



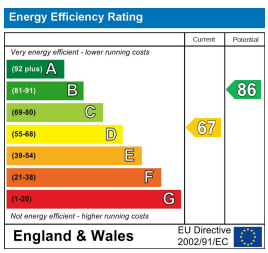
Total Area: 131.9 m² ... 1419 ft²

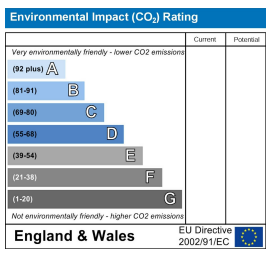
All measurements are approximate and for display purposes only

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.

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