

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Clifton Fold, Clifton Road

Pudsey, LS28 7BP

Offers Over £260,000



Council Tax: D



# 2 Clifton Fold, Clifton Road

Pudsey, LS28 7BP

Offers Over £260,000



- Converted coach house
- Four double bedrooms
- Downstairs wc
- Main bedroom with en-suite
- Spacious, light-filled rooms
- Modern kitchen with dining space
- Separate utility room
- Courtyard parking
- Sought-after location
- No chain involved

Presenting an exceptional opportunity to acquire a well-appointed FOUR double bedroom converted coach house, ideally situated in a highly sought-after location with convenient access to public transport links, reputable schools, and a wealth of local amenities. This delightful property is perfect for families, first time buyers, and investors, combining generous proportions with period charm and practical features.

Upon entering, you are greeted with spacious, light-filled accommodation featuring exposed beams and other period features that impart a sense of character throughout. The well-equipped impressive KITCHEN/DINER, bathed in natural light, boasts ample fitted units, worktop with sink, and dedicated dining space. The beamed ceiling adds further appeal, while a storage cupboard and space for appliances ensure every practical need is met. Flowing from the kitchen is a separate utility room providing additional space for a dishwasher and dryer, alongside convenient access to a downstairs WC. The LIVING ROOM is both elegant and spacious with a wonderful fireplace and beamed ceiling.

On the first floor is a landing with a vaulted ceiling and Velux type window, the four DOUBLE bedrooms offer comfortable retreats for all the family. The main bedroom enjoys the added advantage of dual aspect windows and a private en-suite shower-room with wc. The family BATHROOM is elegantly finished with a white suite, bath with over shower, heated towel rail, and a useful storage cupboard.

Externally, the property benefits from courtyard parking, making day-to-day living effortless. Enjoy proximity to green spaces, walking and cycling routes for leisure and relaxation. Offered with no onward chain, this generously sized residence provides a harmonious blend of comfort, convenience, and timeless appeal.

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

## ENTRANCE

## LIVING ROOM

23'1" x 14'7" max (7.04 x 4.47 max)

## KITCHEN/DINER

17'3" x 11'5" max (5.26 x 3.48 max)

## UTILITY ROOM

7'3" x 5'6" (2.21 x 1.68)

## BEDROOM ONE

11'8" x 10'9" (3.58 x 3.30)

## EN- SUITE SHOWER-ROOM

## BEDROOM TWO

12'2" x 10'7" (3.71 x 3.23)

## BEDROOM THREE

11'8" x 9'10" (3.58 x 3.00)

## BEDROOM FOUR

10'11" x 8'3" (3.33 x 2.54)

## BATHROOM



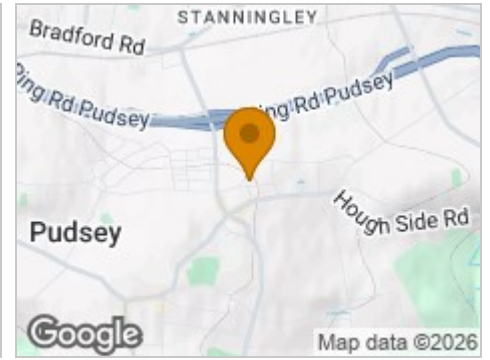
## Road Map



## Hybrid Map



## Terrain Map



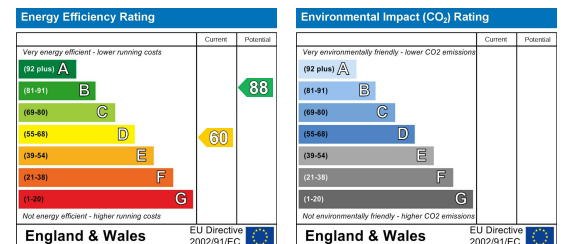
## Floor Plan



## 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.