



**Park Avenue, Pudsey LS28 7TE**

**welcome to**

**Park Avenue, Pudsey**

Situated within this SOUGHT AFTER LOCATION close to Pudsey Park, is this STUNNING terraced residence, which must be viewed to be fully appreciated, With lounge, modern kitchen, two bedrooms, cellar and PARKING TO THE REAR.



## Property Information

A mid-terraced property on Park Avenue, this home offers modern, neutral décor throughout and is available with no onward chain, making it an appealing choice for buyers seeking a smooth move. The ground floor features an open-plan kitchen and lounge, creating a bright and sociable living space, while the first floor provides two well-proportioned bedrooms.

The property has been thoughtfully updated, including a new kitchen fitted in November 2025, full repaint throughout in November 2025, and new carpets and flooring installed in December 2025, giving the home a fresh, move-in-ready feel.

To the rear, the property benefits from parking, adding valuable convenience in this popular location.

## Entrance Hall

The entrance hall is fitted with a soft carpet.

## Lounge

15' 2" x 14' 2" ( 4.62m x 4.32m )

The lounge features a radiator, carpet flooring, a second radiator, and a double-glazed window to the rear.

## Kitchen

15' 10" x 3' 9" ( 4.83m x 1.14m )

The kitchen includes vinyl flooring, a freestanding gas cooker with an extractor fan, a boiler cupboard, an integrated dishwasher, a fridge, a double-glazed rear window, and spotlights.

## Landing

The landing features carpet flooring and a double-glazed window to the rear.

## Bedroom One

13' 7" x 10' 1" ( 4.14m x 3.07m )

Bedroom One features a double-glazed window to the front and carpet flooring.

## Bedroom Two

Bedroom Two includes a double-glazed window to the rear, a radiator, and carpet flooring.

## Bathroom

9' 11" x 4' 5" ( 3.02m x 1.35m )

The bathroom includes a frosted double-glazed window to the front, vinyl flooring, a radiator, a bath with shower over, a WC, and a wash basin.

## Cellar

Cellar providing extra storage.

## Parking

Parking is located to the rear.

## Agents' Note

Parking is rented from Leeds City Council and is paid until December 2026.



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## Park Avenue, Pudsey

- 2 BEDROOMS
- PARKING TO REAR
- MODERN, NEUTRAL DECOR
- NO CHAIN
- OPEN PLAN KITCHEN LOUNGE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY116454 - 0004

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