

HUNTERS[®]

HERE TO GET *you* THERE



Claremont

Pudsey, LS28 7DQ

Guide Price £265,000



Council Tax: C



14 Claremont

Pudsey, LS28 7DQ

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- Rare four bedroom opportunity
- Open plan kitchen diner with garden access
- Arranged over three spacious floors
- Ideal for families or buyers needing space
- Integral garage and block paved drive parking
- Principal bedroom with ensuite
- Sun drenched living room with Juliet balcony
- Two bathrooms plus downstairs W/C
- Low maintenance rear patio and decking
- EPC rating C and Council Tax Band C

This **FOUR BEDROOM** terraced home is offered for sale in the heart of Pudsey and provides well planned accommodation arranged over **THREE FLOORS**, making it a real sought after gem for families or first time buyers looking for space that is increasingly hard to find in this price bracket.

The ground floor features a bright **OPEN-PLAN** kitchen diner, enjoying plenty of natural light and fitted with a good range of wall and base units, tiled splashbacks and useful understairs storage. Sliding doors open directly onto a low maintenance, enclosed rear patio with decking, creating a private **SUN TRAP** that is easy to look after. A convenient **INTEGRAL GARAGE** and downstairs **WC** completes this level.

To the **FIRST FLOOR** is a spacious L shaped living room with neutral, inviting décor and a **JULIET BALCONY** that enhances the sense of light and space. There is also a further double bedroom to the front of the property, along with the main family **BATHROOM**, which is fitted with a P shaped bath with rain shower over, **WC**, wash basin, heated towel rail and a frosted window.

The **TOP FLOOR** hosts the principal bedroom to the front, a generous double benefitting from its own **ENSUITE** with **W/C** and **RAIN** shower, and heated towel rail. A further well-sized double bedroom sits to the rear, while the fourth bedroom is a **VERSATILE** single, currently used as a **STUDY** and enjoying good natural light.

Externally, the property benefits from **BLOCK PAVED PARKING** for two vehicles to the front. The home has an **EPC** rating of **C** and falls within Council Tax Band **C**.

LOCATION - Set within Pudsey, the property is well placed for a wide range of local amenities, including shops, cafés and restaurants around the town centre and marketplace, along with well regarded local schools. Nearby parks and green spaces further add to the appeal, making this an excellent opportunity to secure a rare four bedroom home in a popular and well established location.

Tel: 0113 257 6198

ENTRANCE HALL

GARAGE

8'1" x 15'8" (2.47 x 4.79m)

DINING KITCHEN

15'1" x 10'6" (4.60 x 3.22m)

DOWNSTAIRS W/C

3'0" x 6'2" (0.92 x 1.88m)

LANDING

LIVING ROOM

15'1" x 14'11" (4.60 x 4.55m)

BATHROOM

6'10" x 5'10" (2.09 x 1.80m)

BEDROOM (FIRST FLOOR)

8'4" x 9'2" (2.56 x 2.80m)

LANDING

BEDROOM (TOP FLOOR)

12'0" x 12'5" (3.66 x 3.79m)

ENSUITE

6'4" x 5'11" (1.94 x 1.82m)

BEDROOM (TOP FLOOR)

8'3" x 11'8" (2.54 x 3.57m)

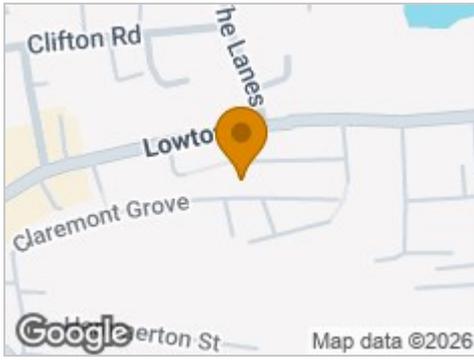
BEDROOM (TOP FLOOR)

6'5" x 7'11" (1.96 x 2.42m)

GARDEN & DRIVE



Road Map



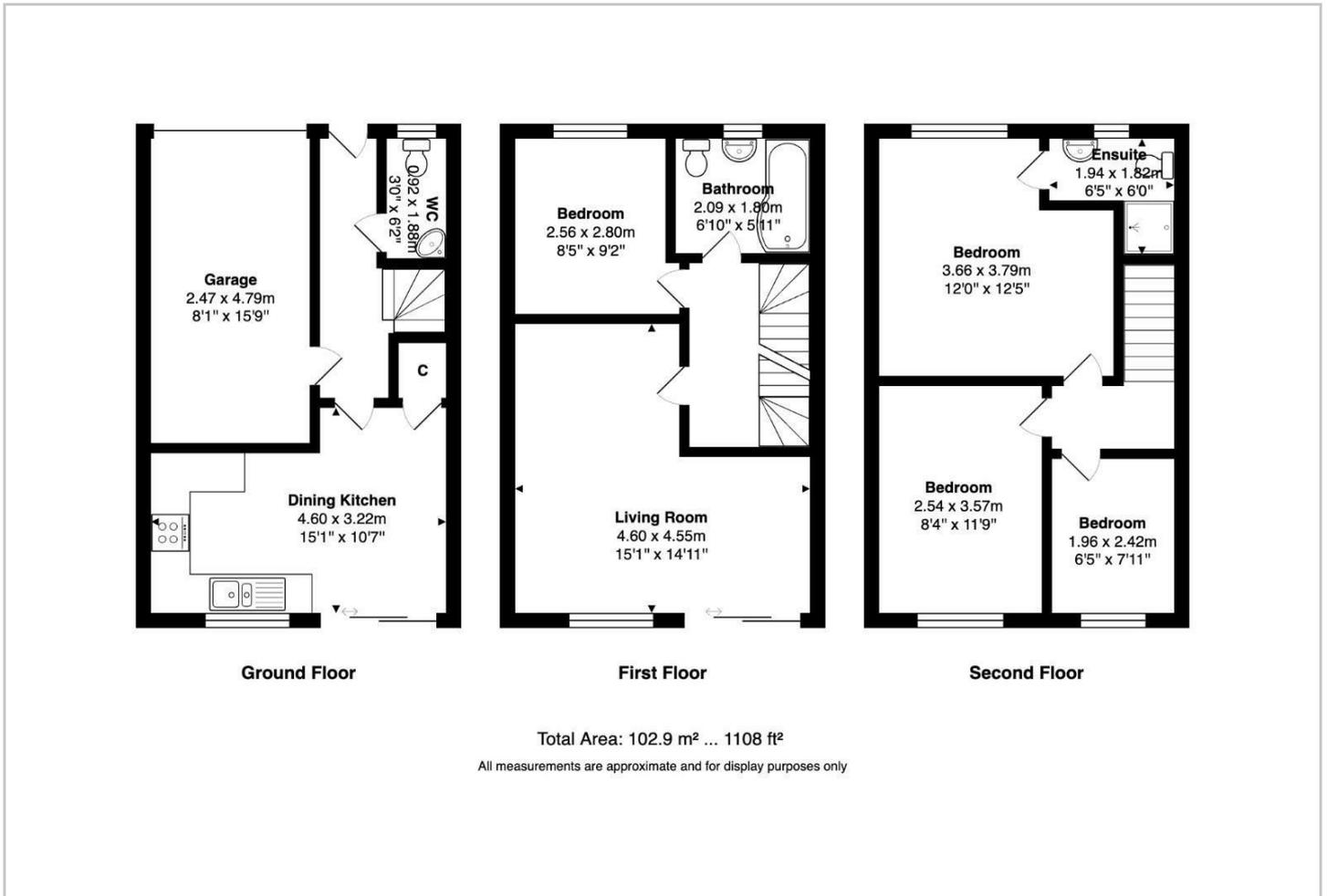
Hybrid Map



Terrain Map



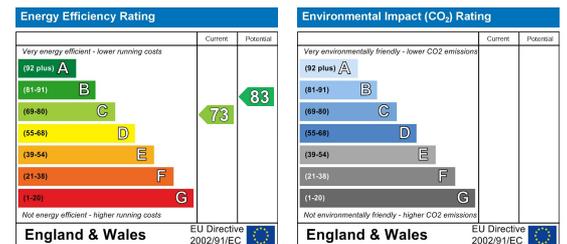
Floor Plan



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.