

HUNTERS[®]

HERE TO GET *you* THERE



Sunfield Place

Stanningley, Pudsey, LS28 6DR

£225,000



Council Tax: B



31 Sunfield Place

Stanningley, Pudsey, LS28 6DR

£225,000



- Modern style mid terraced
- Three Bedrooms
- Sought-after Sunfield Place location
- Spacious open-plan living area
- Modern kitchen with quartz worktop
- Integrated oven and dishwasher
- Direct access to sunny garden
- Converted loft with power and light
- Off-road gated parking
- Walking distance to shops and cafés

This three-bedroom modern style mid terraced house, well-presented and situated in the sought-after Sunfield Place area of Pudsey, Stanningley.

The property features a spacious ground floor open plan living and kitchen area. The kitchen is fitted with high gloss, steel-handled storage units, a quartz worktop, an integrated oven and dishwasher, a breakfast table peninsula, and benefits from direct access to the south-facing garden, making it a practical space for family life. Useful understairs storage provides additional convenience.

Of the THREE bedrooms, two are doubles, while the third is a single, currently arranged as a home office/dressing room—ideal for flexible needs. The BATHROOM is finished with a modern white suite, complete with a shower over the bath.

A particular highlight is the converted LOFT space, which offers power and light and is in use as a second home office, plus there is useful eaves storage. Externally, the SUNNY garden includes wood decking, raised planters, and fencing for privacy. Additional benefits include off-road, gated parking at the front, with a GARAGE located close by.

Sunfield Place is well connected, with Stanningley railway station less than a mile away, providing regular services to Leeds (approx. 10 mins) and Bradford. Pudsey's local high street, shops, cafés, and amenities are within easy reach. Reputable schools and welcoming green spaces—including nearby parks and cycling routes—add to the appeal for families and first-time buyers.

This terraced house is available for sale and offers practical, well-planned living in a convenient location.

Stanningley, Leeds, combines historic character with modern convenience, perfectly positioned between Pudsey and Bramley and just a short drive from Leeds city centre. Excellent road and bus links, plus nearby rail stations, make commuting simple, while the Leeds Outer Ring Road and major motorways are within easy reach. The housing mix ranges from charming Victorian terraces and traditional stone cottages to contemporary apartments and family homes. Local life centres around Stanningley's independent shops, cafés, gyms, and traditional pubs, with larger retail and leisure options close by in nearby towns. Green spaces like Stanningley Park and the Leeds–Liverpool Canal towpath offer plenty of opportunities for walking, cycling, and family days out. Known for its strong community feel and excellent local amenities, Stanningley is a great choice for those wanting a well-connected base with a friendly, village-like atmosphere.

Tel: 0113 257 6198

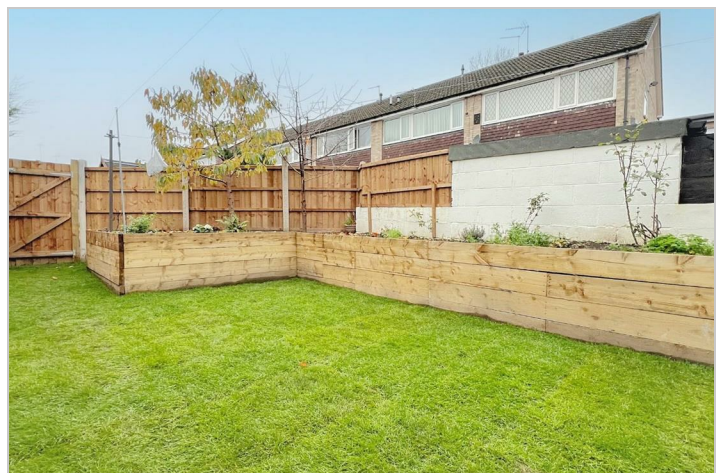
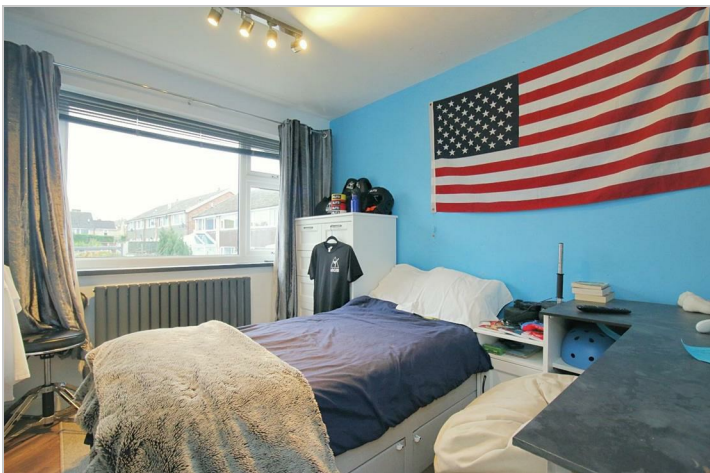
LIVING ROOM/KITCHEN
25'2" x 15'1" (7.69m x 4.61m)

BEDROOM ONE
46'3" x 26'6" (14.1m x 8.10m)

BEDROOM TWO
10'7" x 8'10" (3.23m x 2.70m)

BEDROOM THREE
9'3" x 5'10" (2.83m x 1.80m)

BATHROOM
6'2" x 5'10" (1.90m x 1.80m)



Road Map



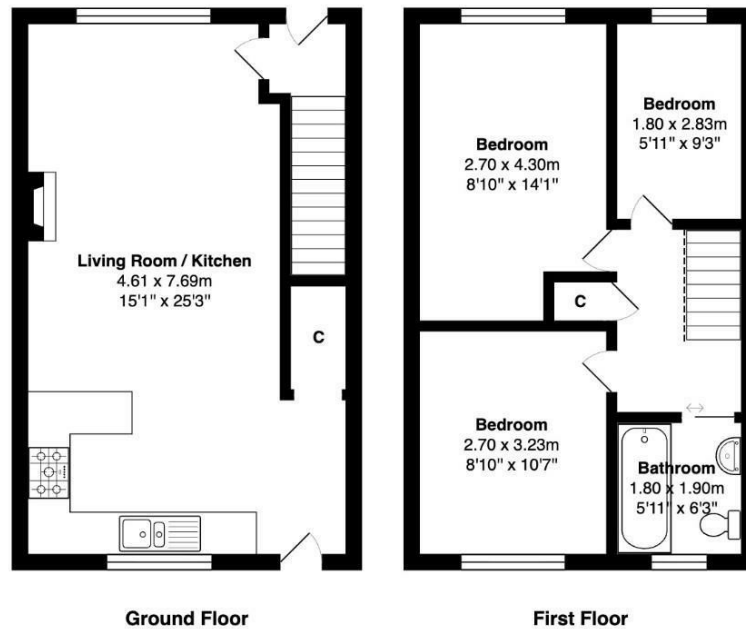
Hybrid Map



Terrain Map



Floor Plan



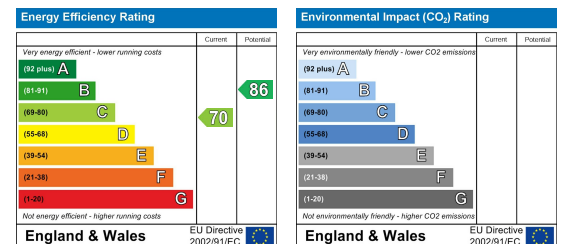
Total Area: 71.4 m² ... 768 ft²

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.