



**Stanhall Avenue, Stanningley, Pudsey, LS28 6AX**

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## **Stanhall Avenue, Stanningley, Pudsey**

This mid-terraced home on Stanhall Avenue offers two bedrooms, a modern kitchen, generous occasional room, and both front and rear gardens. With plenty of potential and appealing features throughout, early viewing is strongly advised.



## Property Information

This well-presented mid-terraced property on Stanhill Avenue offers two comfortable bedrooms, both recently fitted with new carpets, along with a staircase that has also been newly carpeted for a fresh, welcoming feel. A generous occasional room accessed via a pull-down ladder provides excellent versatility for storage or office use. A modern kitchen sits at the heart of the home, complemented by both front and rear gardens that add welcome outdoor space for relaxing or entertaining.

The location is another strong advantage, with New Pudsey station and excellent bus links close by, making commuting and local travel especially convenient. With its practical layout and appealing features throughout, this property is an ideal opportunity for a range of buyers, and early viewing is strongly advised.

### Entrance Hall

The entrance hall features a newly fitted carpet and radiator, with stairs leading to the first floor and access to the lounge.

### Lounge

12' 11" x 12' 4" ( 3.94m x 3.76m )

The lounge includes laminate flooring, a log-burner fireplace, a radiator, and a double-glazed window to the front.

### Kitchen

15' 4" x 8' 10" ( 4.67m x 2.69m )

The recently installed kitchen includes a washing machine, tumble dryer, laminate flooring, a double-glazed window to the rear, and a door leading outside. It features a gas hob, integrated oven, extractor fan, radiator, spotlights, a boiler cupboard, a sink with drainer, and modern wall and base units with worktops over, finished with a tiled splashback.

### Landing

The landing has carpeted flooring, stairs leading to the ground floor, and access to bedrooms one and two as well as the bathroom.

### Bedroom One

12' 2" x 10' 11" ( 3.71m x 3.33m )

Bedroom one is a double room with a double-glazed window to the front, carpeted flooring, a fitted wardrobe, and a radiator.

### Bedroom Two

Bedroom two is a double room with a double-glazed window to the rear, carpeted flooring, a radiator, and access to the loft space via a pull-down ladder.

### Occasional Room

The occasional room is a large, carpeted area with a Velux window, generous eaves storage, and a radiator, accessed via a pull-down ladder from bedroom two. Potential to be used as a versatile office space, hobby room or third bedroom.

### Bathroom

6' 8" x 6' 10" ( 2.03m x 2.08m )

The recently installed bathroom features a frosted double-glazed window to the rear, a heated towel rail, a bath with shower over and glass shower screen, laminate flooring, a WC, a wash-basin unit, and tiled walls.

### Outbuilding

The outbuilding includes a shed to the rear.

### Parking

Parking is available through a permit-parking scheme.

### Front Garden

The front garden offers gated access with a wall border and is neatly landscaped with gravel and paving.

### Rear Garden

The rear garden features a shed, gravel areas, fenced borders, gated access, and paved sections.



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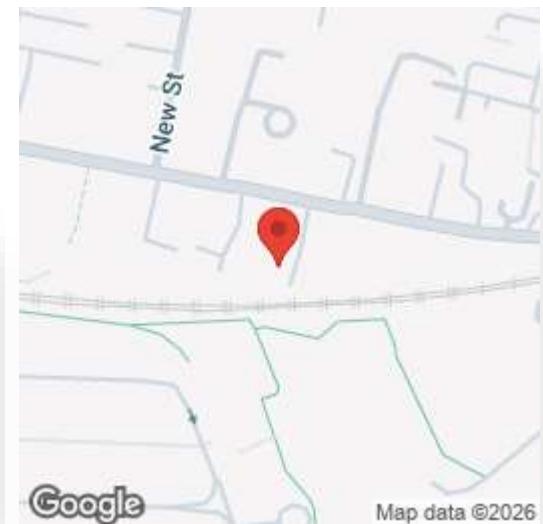
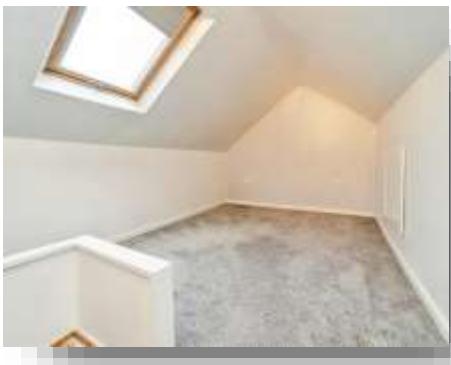
- 2 BEDROOMS
- OCCASSIONAL ROOM
- MODERN KITCHEN
- FRONT & REAR GARDENS
- VIEWING ADVISED

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: A

# £180,000



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Property Ref:  
PDY116518 - 0003

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