

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bradford Road

Stanningley, Pudsey, LS28 7HQ

Guide Price £199,950



Council Tax: C



# 361 Bradford Road

Stanningley, Pudsey, LS28 7HQ

## Guide Price £199,950



- For Sale by Modern Auction - T & C's apply
- Chain free extended semi-detached home
- Three DOUBLE bedrooms
- Huge low-maintenance plot with scope to further extend
- Estimated potential annual rental income of £13000
- Strong rental demand
- Priced to sell
- Excellent Leeds & Bradford connections
- Early viewing highly advised - act fast!
- Subject to Reserve Price - Buyers fees apply

A FANTASTIC opportunity to secure a chain free, EXTENDED three bedroom semi-detached home in Pudsey, offered at a price point where properties of this size and condition are rarely seen. With THREE DOUBLE bedrooms, a generous PLOT and strong rental appeal, this is a property that will suit both owner-occupiers and savvy investors looking for exceptional value. ACT FAST to not miss out!

Internally, the home is neutrally decorated throughout, providing a BLANK CANVAS for buyers to move straight in or add value over time. The ground floor offers a bay-fronted reception room filled with natural light, opening through to a CONSERVATORY extension, creating flexible living space ideal for modern lifestyles. The KITCHEN is practical and well maintained with ample wall and base units, a timeless finish, useful large store area and convenient side access.

Upstairs, all three bedrooms are DOUBLES, a rare and highly sought-after feature at this price point. The principal bedroom enjoys a bay window to the front, while the second overlooks the garden and the third offers excellent versatility as a guest room, office or additional double bedroom. The BATHROOM is a modern tiled suite with white sanitaryware and shower over bath.

Externally, the property sits on a HUGE low-maintenance plot, offering exciting scope for future EXTENSION (subject to permissions), alongside off-street PARKING and easy day-to-day upkeep.

The LOCATION remains consistently popular thanks to nearby amenities, schools and green spaces, while transport links are exceptional for working professionals, with EASY ACCESS into both Leeds and Bradford via regular bus routes and nearby rail connections.

For INVESTORS, the area continues to show STRONG RENTAL DEMAND, with an estimated rental income in of £1,000-£1,100 pcm, further highlighting the opportunity on offer.

Dream home OR perfect buy-to-let – this is a rare chance to secure a CHAIN FREE property at a steal of a price. Early viewing is strongly advised.

MODERN METHOD OF AUCTION - This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Tel: 0113 257 6198

## ENTRANCE HALL

## KITCHEN

10'4" x 8'9" (3.15 x 2.68m)

## KITCHEN STORE

## LIVING ROOM

24'3" x 12'7" (7.40 x 3.85m)

## CONSERVATORY

8'0" x 5'11" (2.46 x 1.81m)

## LANDING

## BEDROOM ONE

12'11" x 11'9" (3.94 x 3.60m)

## BEDROOM TWO

11'9" x 8'2" (3.60 x 2.51m)

## BEDROOM THREE

10'9" x 8'9" (3.29 x 2.67m)

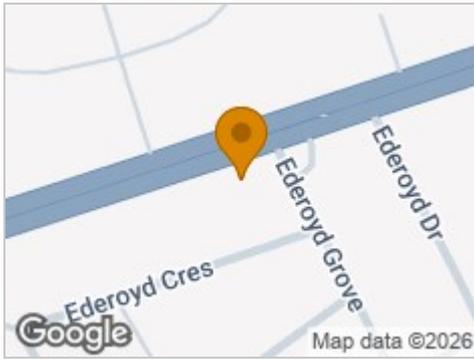
## BATHROOM

6'6" x 6'4" (1.99 x 1.94m)

## GARDENS & DRIVE



## Road Map



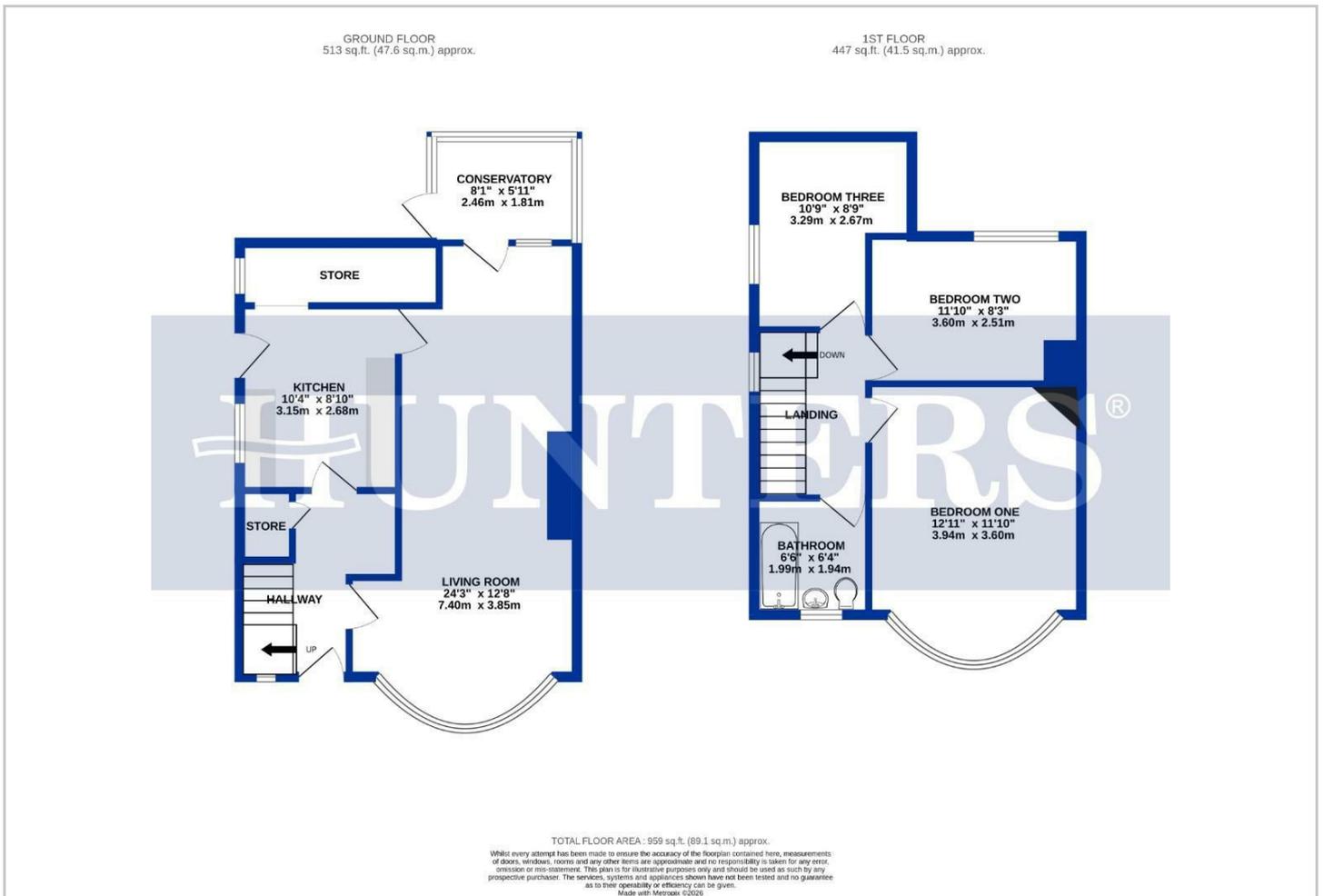
## Hybrid Map



## Terrain Map



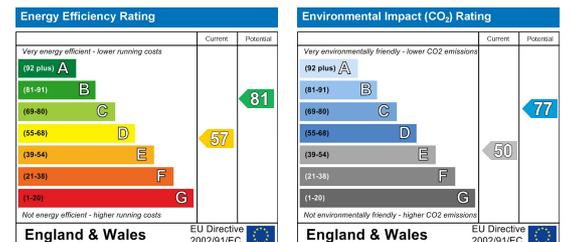
## Floor Plan



## 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.