

HUNTERS[®]

HERE TO GET *you* THERE



Swinnow Green

Pudsey, LS28 9AW

£220,000



Council Tax: B



26 Swinnow Green

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£220,000



- CHAIN FREE
- SEMI DETACHED
- THREE BEDROOMS
- PERFECT OPPORTUNITY TO PUT YOUR OWN STAMP ON
- POPULAR LOCATION
- DRIVEWAY AND GARAGE
- THROUGH LOUNGE / DINER
- SOLAR PANELS

Set in a convenient Pudsey location, the property is well placed for local schools, shops, amenities, public transport links and nearby commuter routes, making it a superb choice for buyers wanting a well-connected home with plenty of potential.

The property offers a welcoming and practical layout, beginning with a useful entrance porch, perfect for coats, shoes and everyday family life. From here, the accommodation leads into a spacious through lounge diner, a bright and generous living space, large front window, patio doors opening onto the rear garden and useful under stairs storage. This room provides excellent flexibility for both relaxing and entertaining.

The kitchen is fitted with a range of wall and base units, offering good storage and worktop space, along with a rear door providing access to the garden.

To the first floor, there are two generous double bedrooms and a further single bedroom, which would work well as a child's bedroom, dressing room or home office. The bathroom is fitted with a white suite comprising shower cubicle, wash hand basin and WC.

Externally, the property benefits from a low-maintenance front garden, paved driveway providing off-road parking and a single garage, ideal for additional storage. To the rear is a fully enclosed, paved garden, offering a private and easy-to-maintain outdoor space.

The property benefits from solar panels which we understand are leased. Buyers should seek clarification from their legal representative regarding the terms of the lease and any associated obligations.

Whilst the property would now benefit from some cosmetic updating, it offers an exciting blank canvas for the next owner to put their own stamp on and create a wonderful home in a popular and convenient location. Offered chain free for a smoother purchase, early viewing is highly recommended.

Pudsey is a highly popular area, combining small-town charm with excellent access to both Leeds and Bradford. The area offers a great range of local amenities, independent shops, cafés, restaurants, supermarkets and traditional pubs, along with well-regarded schools and fantastic green spaces including Pudsey Park and the surrounding countryside. With strong commuter links and a friendly community feel, Pudsey continues to be a sought-after choice for a wide range of buyers.

Tel: 0113 257 6198

KITCHEN

11'0" x 7'6" (3.37m x 2.29m)

LIVING ROOM

24'10" x 12'9" (7.57m x 3.91m)

PORCH

6'11" x 3'11" (2.11m x 1.20m)

BEDROOM ONE

12'8" x 10'0" (3.87m x 3.07m)

BEDROOM TWO

11'10" x 8'2" (3.63m x 2.51m)

BEDROOM THREE

7'5" x 7'5" (2.28m x 2.27m)

BATHROOM

6'11" x 5'6" (2.11m x 1.70m)



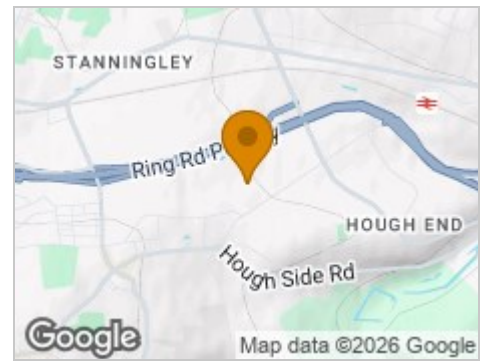
Road Map



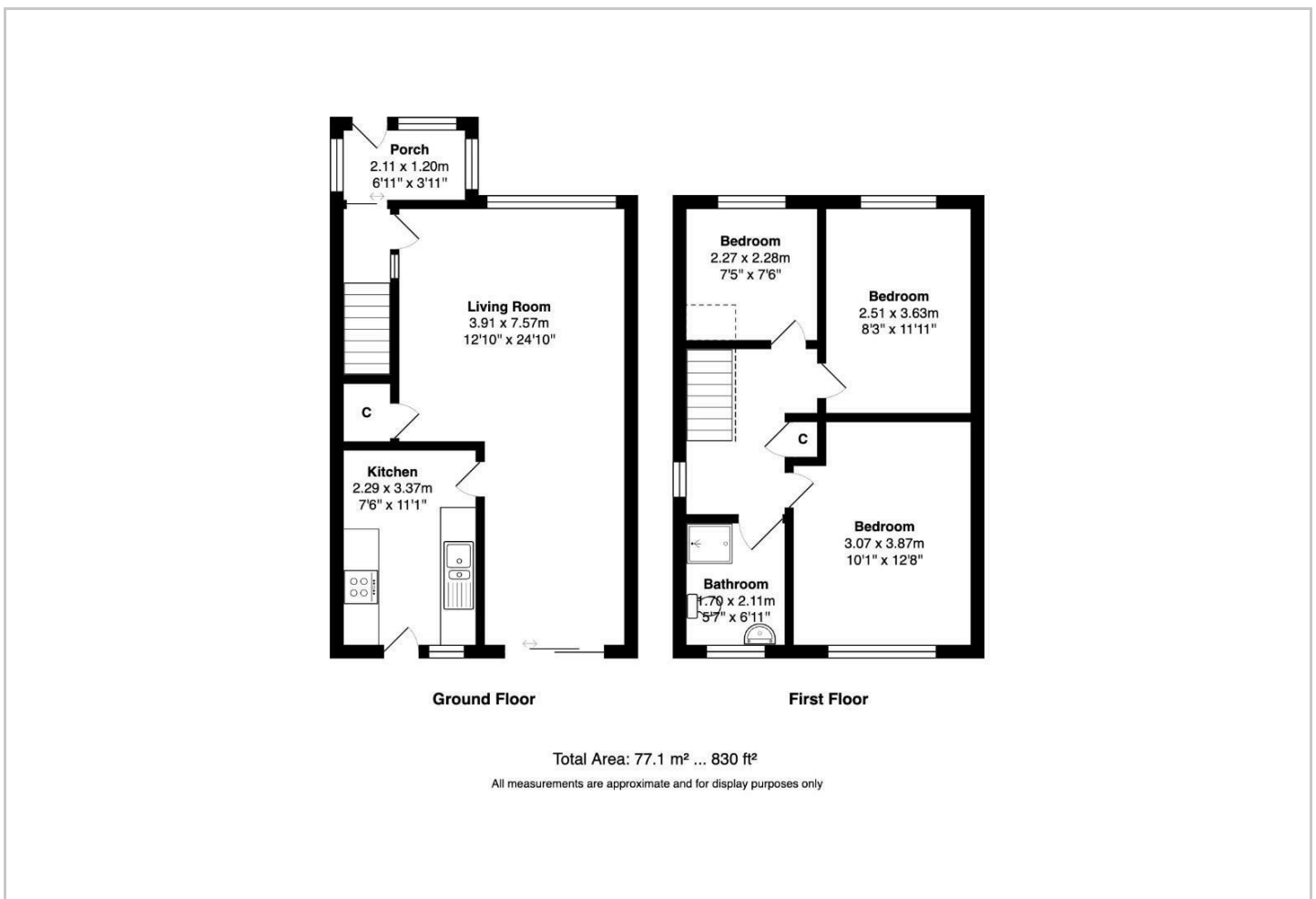
Hybrid Map



Terrain Map



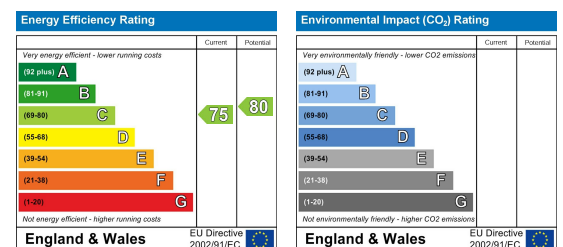
Floor Plan



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.