

HUNTERS®

HERE TO GET *you* THERE



Millbank Court

Pudsey, LS28 9NL

£279,000



Council Tax: C



11 Millbank Court

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£279,000



- Semi-detached house
- Three generous bedrooms
- Refitted new kitchen/diner 2022
- Beautiful solid oak flooring
- Balcony with garden views
- Landscaped south-facing garden
- Sun decking with pergola
- Off-road parking
- Under house storage
- Peaceful cul-de-sac location

This delightful, semi-detached house in very good condition features three bedrooms, a refitted new kitchen/diner with a balcony, a landscaped south-facing garden, and off-road parking, all situated in a peaceful cul-de-sac near public transport and green spaces, making it ideal for first-time buyers and families.

Presenting a delightful semi-detached house, in very good condition and benefiting from a NEW GAS CH boiler installed in December 2024, now available for sale. This property boasts an entrance hall featuring a sturdy PVC door and solid oak flooring, offering a warm welcome to all visitors.

The house is well-designed and nicely presented with a spacious reception room, one kitchen/diner, three bedrooms, and one bathroom. The generously sized RECEPTION room is a comfortable living space with understairs storage, and double doors leading to the kitchen. The KITCHEN/DINER was newly refitted in 2022, featuring quality wooden worktops, ample modern storage units, built-in seating/storage, and space for a washer and a fridge-freezer. This well-lit space features LED lighting and quality solid oak flooring, adding a touch of sophistication. The kitchen also has doors leading to a balcony, offering great views over the garden.

The property features THREE bedrooms; two doubles, with bedroom one having two windows, bedroom two a double and a third single bedroom perfect for use as a home office. The BATHROOM has been tastefully finished with a heated towel rail, a fresh white suite, tiled floor, a mains rainfall shower, and a glass screen.

The unique external features of this property are truly remarkable. It has a landscaped, south-facing garden, a garden shed, a sun decking area with a pergola, and excellent under house storage. The property is positioned in a peaceful cul-de-sac and has an open plan front garden with off-road parking for at least two cars.

Located near public transport links, green spaces, walking and cycling routes, this property is ideally suited for first-time buyers and families looking for a peaceful, yet well-connected living experience.

The well-regarded Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

KITCHEN/DINER

16'2" x 8'0" (4.94m x 2.44m)

LIVING ROOM

12'11" x 12'11" (3.95m x 3.94m)

BEDROOM ONE

16'2" x 8'8" (4.94m x 2.66m)

BEDROOM TWO

9'4" x 9'0" (2.86m x 2.76m)

BEDROOM THREE

9'4" x 6'9" (2.86m x 2.07m)

BATHROOM

9'1" x 6'0" (2.78m x 1.83m)



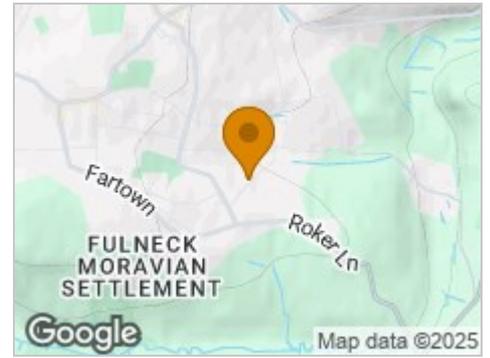
Road Map



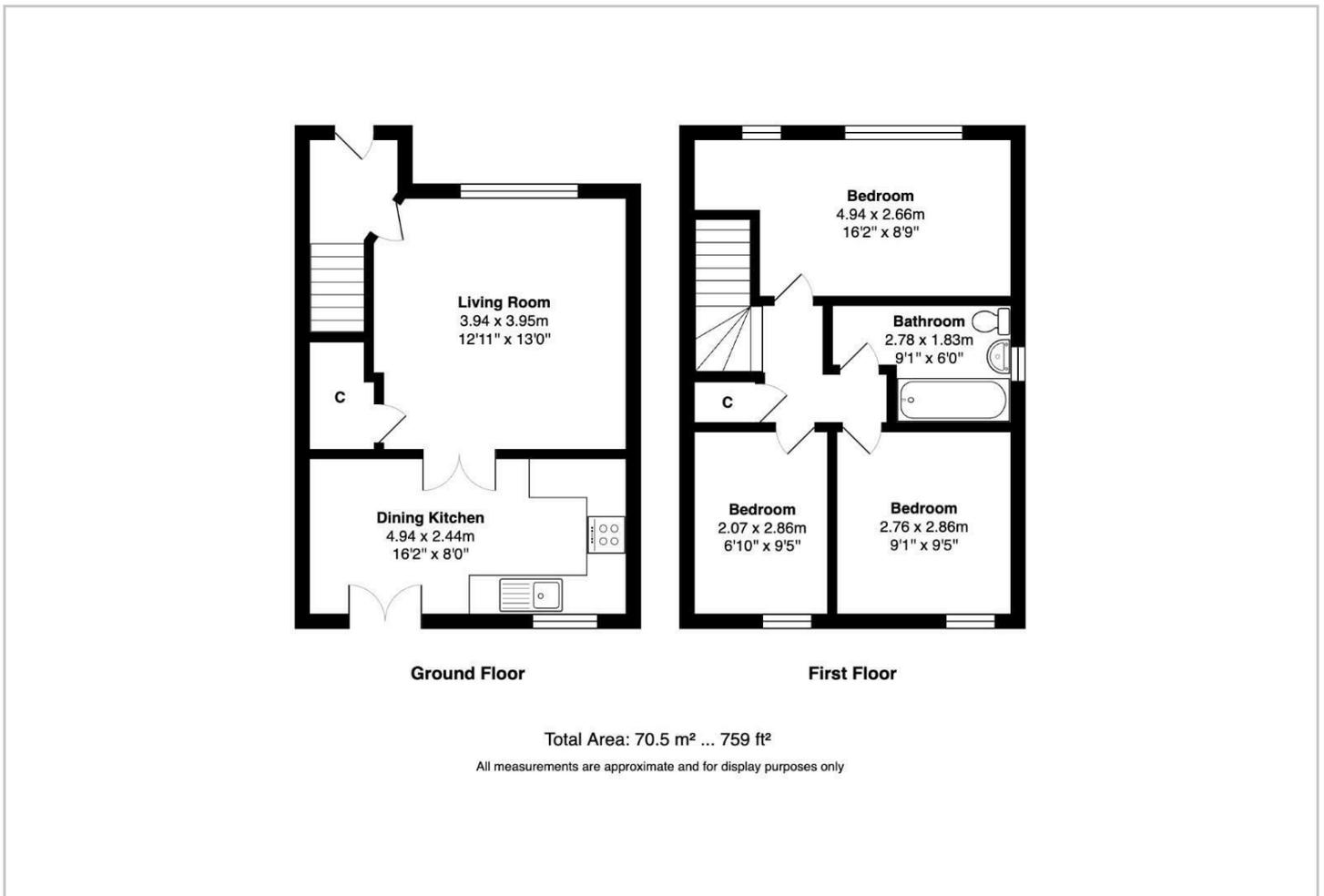
Hybrid Map



Terrain Map



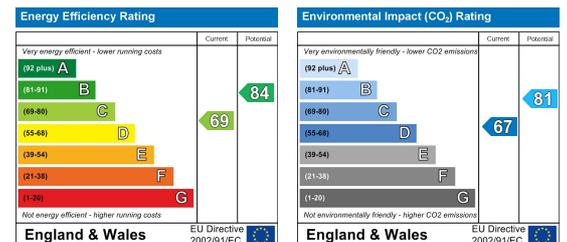
Floor Plan



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.