

HUNTERS[®]

HERE TO GET *you* THERE



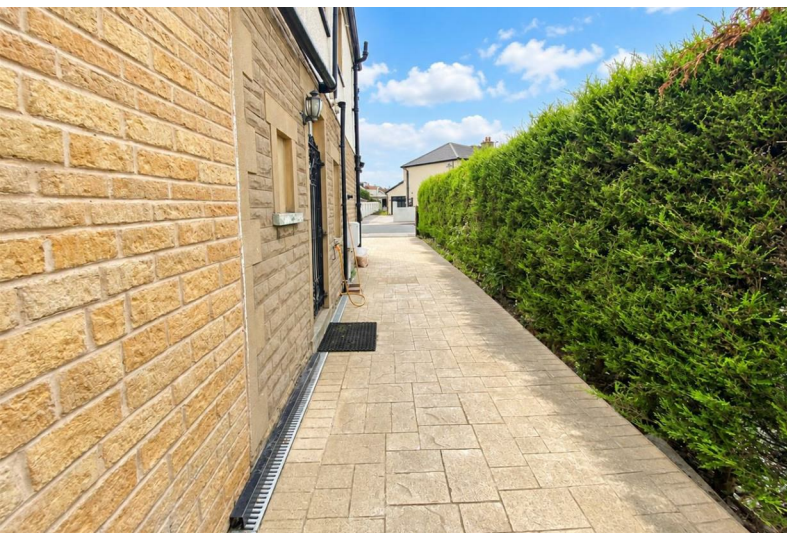
Ederoyd Grove

Stanningley, Pudsey, LS28 7QZ

£357,700



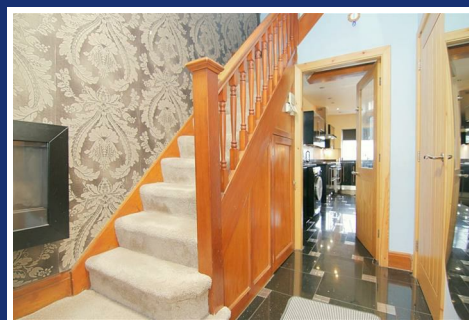
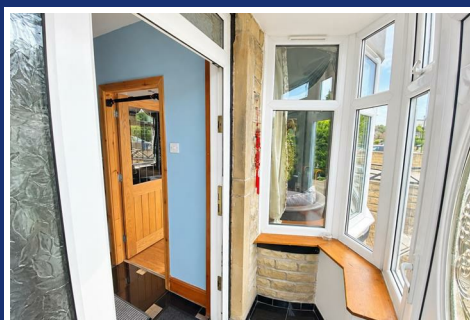
Council Tax: C



3 Ederoyd Grove

Stanningley, Pudsey, LS28 7QZ

£357,700



- Extended semi-detached house
- Unique and bespoke property
- LED lighting in the bedroom and bathrooms
- Bedrooms with built-in wardrobes
- Under floor heating & other features throughout
- Detached single garage and parking
- Patio and lawned rear garden
- ****Move-in-ready home****
- Excellent local amenities and schools
- Fast rail links to Leeds, Bradford

This three-bedroom double storey extended semi-detached house is offered for sale in good condition in the popular Pudsey/Stanningley area of Leeds.

The ground floor features a separate LIVING room, offering access to the open-plan KITCHEN / DINING space, with bi-folds doors. The KITCHEN benefits from natural light, a dedicated dining and breakfast area, side-door access, and french doors opening out to the rear garden, creating a bright indoor-outdoor feel. The living room & landing benefits from wall mounted fire. The GARDEN combines both patio and lawned areas, providing an outdoor space with a detached single garage and parking to front.

Accommodation includes two DOUBLE BEDROOM, one with EN-SUITE and built-in wardrobes, and a SINGLE bedroom also with built-in wardrobes. The MAIN BATHROOM is fitted with a modern suite including shower over bath, tiled walls, towel rail, toilet and sink. The second BATHROOM provides a walk-in shower, tiled finish, sink and toilet.

The property is suitable for a range of buyers including first-time buyers, families or investors. Pudsey and Stanningley offer a good selection of local amenities, including supermarkets, independent shops, cafés and restaurants centred around Pudsey town centre and nearby Stanningley Road. There are several nearby schools, making the area practical for families, and a number of established cycling routes in the locality.

Public transport links are convenient, with New Pudsey railway station providing services towards Leeds and Bradford, with journey times to Leeds typically around 10 minutes and Bradford Interchange around 15 minutes. Regular bus routes also serve the area, offering access to Leeds city centre and surrounding districts.

DINING KITCHEN

20'5" x 18'4" (6.24m x 5.59m)

LIVING ROOM

20'6" x 12'1" (6.26m x 3.69m)

BEDROOM ONE

18'1" x 10'4" (5.52m x 3.17m)

EN-SUITE

8'1" x 4'6" (2.47m x 1.39m)

BEDROOM TWO

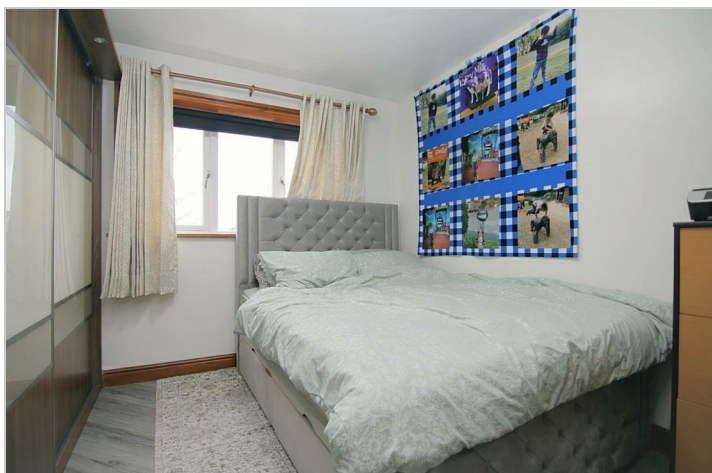
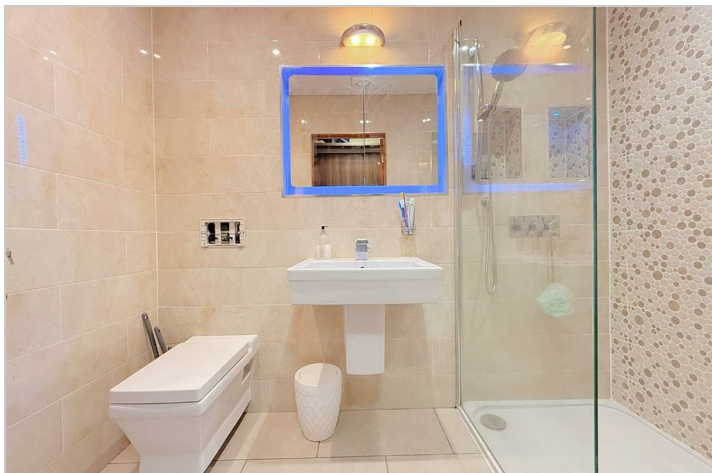
12'2" x 11'9" (3.73m x 3.60m)

BEDROOM THREE

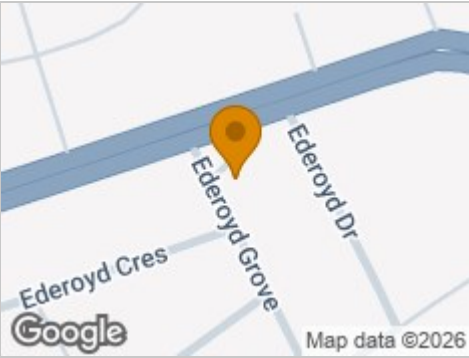
14'7" x 7'9" (4.47m x 2.37m)

BATHROOM

7'10" x 5'2" (2.41m x 1.59m)



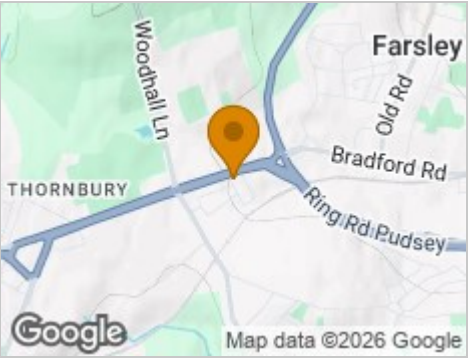
Road Map



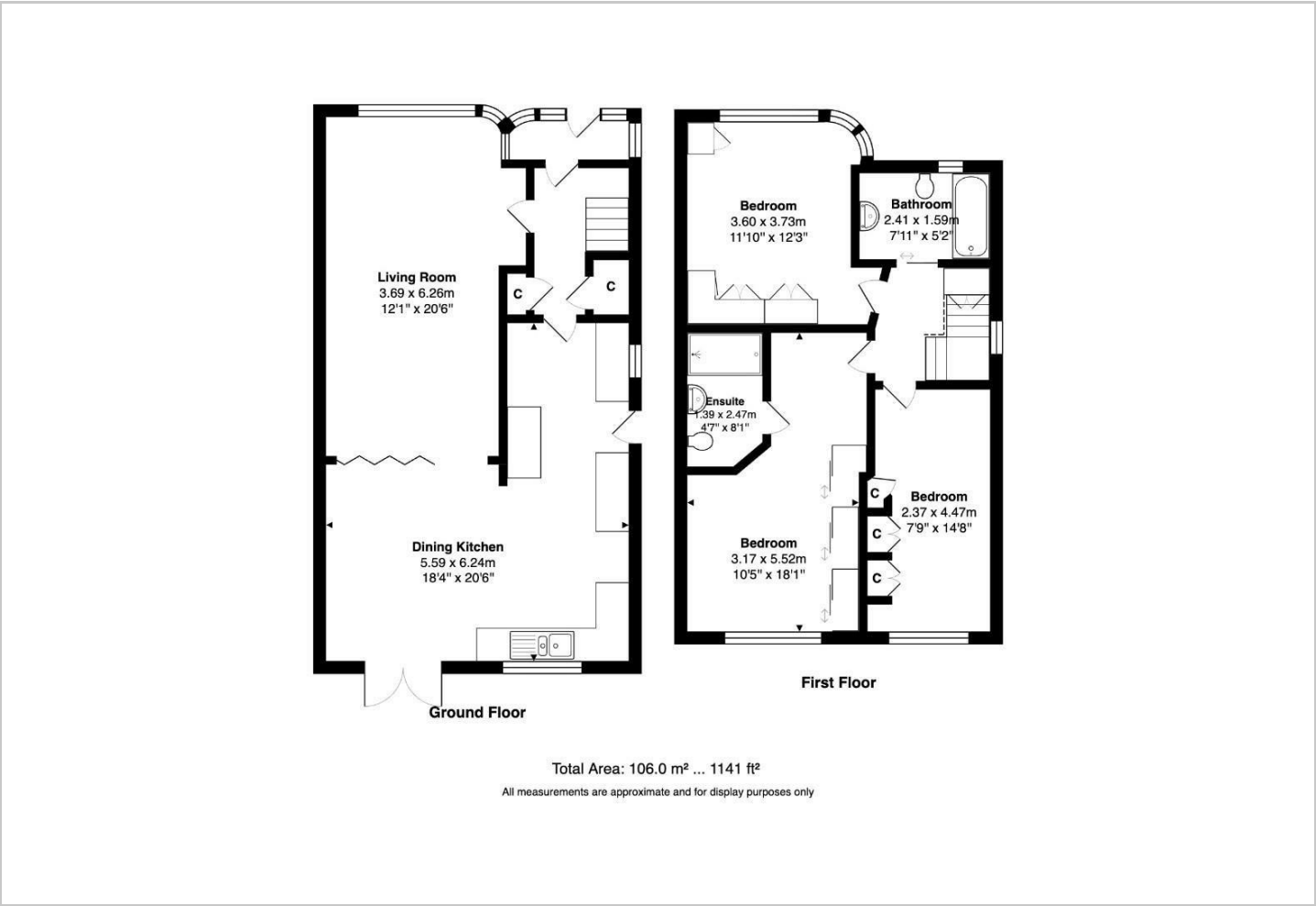
Hybrid Map



Terrain Map



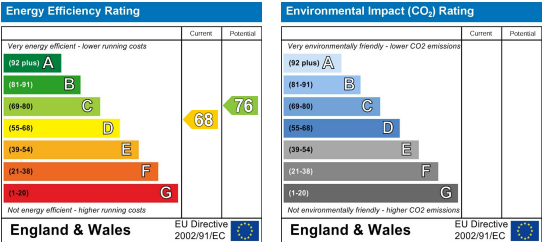
Floor Plan



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.