

# HUNTERS®

HERE TO GET *you* THERE



**Owlcoates Road**  
Pudsey, Leeds, LS28 7PB

£240,000

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Council Tax: B



# 14 Owlcoates Road

Pudsey, Leeds, LS28 7PB

£240,000



- Substantially extended semi-detached home
- Bright bay-fronted living room with storage
- Spacious modern kitchen with open-plan dining
- Two large double bedrooms – scope to make three
- Uninterrupted field views to rear
- Generous layout – ideal for first-time buyers or couples
- Private rear garden with low-maintenance design
- Off-street parking included
- Stylish bathroom with bath and shower
- Close to shops, schools and excellent transport links

Welcome to this spacious and versatile home, brimming with potential to create your perfect living space! This substantially EXTENDED semi-detached property offers generous proportions throughout, making it ideal for first-time buyers or couples who value room to grow.

Inside, you'll find a bright and welcoming front LIVING ROOM with a charming bay window that fills the space with natural light. Stylish décor and handy understairs storage make it both practical and inviting – perfect for relaxing or entertaining guests.

The KITCHEN is a standout feature, benefitting from a LARGE EXTENSION that provides a contemporary layout with abundant storage and worktop space. It flows seamlessly into the dining area, creating a fantastic OPEN-PLAN feel with direct access to the rear garden.

Upstairs, the main bedroom is an impressively sized double, formed by combining two former bedrooms to create a luxurious retreat. It could easily be RECONFIGURED to add an extra bedroom if desired. The second double bedroom offers a peaceful setting with stunning uninterrupted FIELD VIEWS, ideal for unwinding at the end of the day.

The modern BATHROOM continues the home's sense of style, featuring a sleek tiled finish, a bath with over-shower, and a heated towel rail.

Outside, OFF-STREET PARKING adds extra convenience, and the location places you within walking distance of shops, schools, and excellent public transport links for an easy commute.

This home offers EXCEPTIONAL space, versatility, and potential – don't miss the chance to make it your own!

LOCATION - Pudsey, Leeds, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

12'8" x 15'3" (3.88 x 4.65m)

## KITCHEN DINER

15'8" x 14'5" (4.80 x 4.40m)

## LANDING

## BEDROOM ONE

15'8" x 11'8" (4.80 x 3.58m)

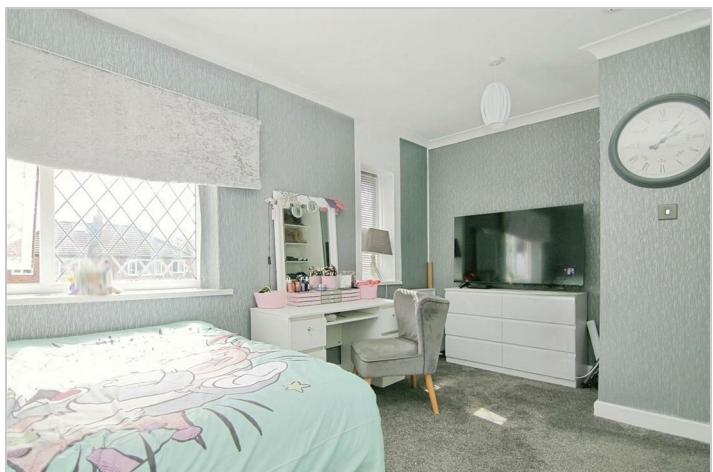
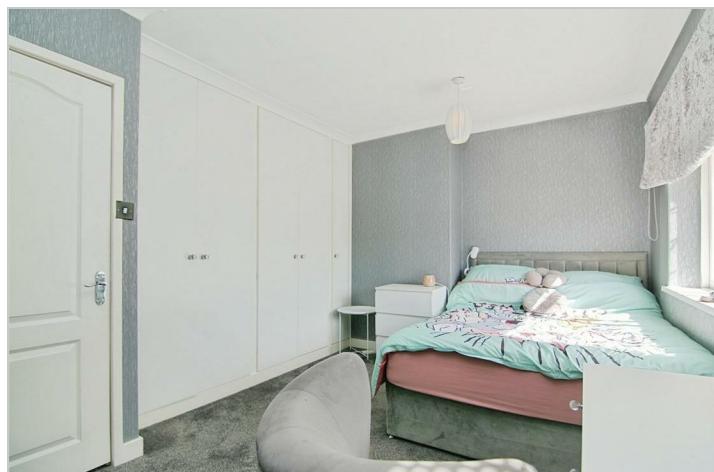
## BEDROOM TWO

9'7" x 10'1" (2.94 x 3.09m)

## BATHROOM

5'6" x 6'4" (1.69 x 1.94m)

## GARDENS & DRIVE



## Road Map



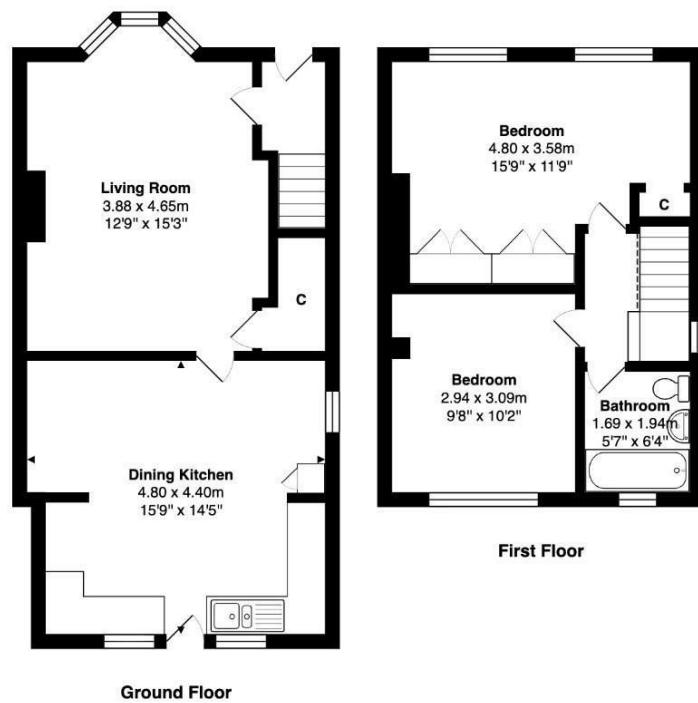
## Hybrid Map



## Terrain Map



## Floor Plan



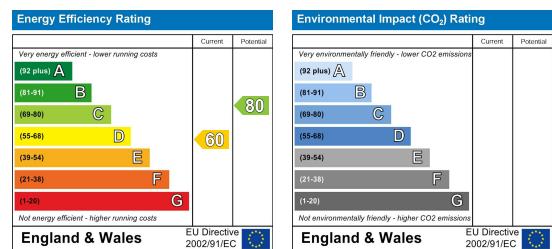
Total Area: 77.4 m<sup>2</sup> ... 833 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.