

# HUNTERS®

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## Sunfield

Stanningley, Pudsey, LS28 6DE

By Auction £85,000

 1  1  1  C  
Council Tax: A



# 1 Sunfield

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## By Auction £85,000



- Charming one-bedroom stone terrace
- Modern open-plan living layout
- Potential annual rental income of £6600 based on current contract
- Practical kitchen with integrated oven & tiled splashback
- Walking distance to shops, cafés & nearby Pudsey High Street
- Spacious L-shaped double bedroom with plush carpets
- Fresh tiled bathroom with bath & overhead shower
- Boarded loft with pull-down ladder for storage
- Excellent transport links — New Pudsey Train Station nearby
- EPC score: C & Council Tax Band 'A'

This neutrally decorated one-bedroom terraced house is for sale in the well-connected Sunfield area of Stanningley, Pudsey. With an OPEN-PLAN design, it offers a modern layout IDEAL for first time buyers, investors, or those looking to downsize. The property benefits from a bright reception room featuring an exposed stone fireplace, which creates a homely space with scope to personalise, and space for dining. The KITCHEN is fitted with ample wall and base units, an integrated oven, and a stylish tiled splashback, making it READY to move into.

The main BEDROOM is a well-proportioned double positioned at the front of the home. Decorated in calming grey tones with plush carpets, its L shape allows for flexible furniture arrangements. The BATHROOM is tiled and fresh, featuring a white suite with a bath and over shower, W/C, sink, and an extractor fan. An added bonus is the LOFT, which is boarded for storage and accessed via a pull-down ladder.

The property is within WALKING DISTANCE to local shops, cafés, and other amenities and the nearby Pudsey High Street. For those who commute, New Pudsey TRAIN STATION is nearby, offering direct services to Leeds city centre (journey time around 10 minutes) and other West Yorkshire destinations. The area is also well served by bus routes, with easy access to local parks and schools.

The property is in council tax band A and holds an EPC rating of C. A great opportunity to own a well-situated home in Leeds.

**LOCATION** - Stanningley, Leeds, combines historic character with modern convenience, perfectly positioned between Pudsey and Bramley and just a short drive from Leeds city centre. Excellent road and bus links, plus nearby rail stations, make commuting simple, while the Leeds Outer Ring Road and major motorways are within easy reach. The housing mix ranges from charming Victorian terraces and traditional stone cottages to contemporary apartments and family homes. Local life centres around Stanningley's independent shops, cafés, gyms, and traditional pubs, with larger retail and leisure options close by in nearby towns. Green spaces like Stanningley Park and the Leeds–Liverpool Canal towpath offer plenty of opportunities for walking, cycling, and family days out. Known for its strong community feel and excellent local amenities, Stanningley is a great choice for those wanting a well-connected base with a friendly, village-like atmosphere.

### **\*\*MODERN AUCTION\*\***

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

**OPEN-PLAN LIVING  
ROOM / KITCHEN**

15'1" x 11'1" (4.62 x 3.39m)

**BEDROOM**

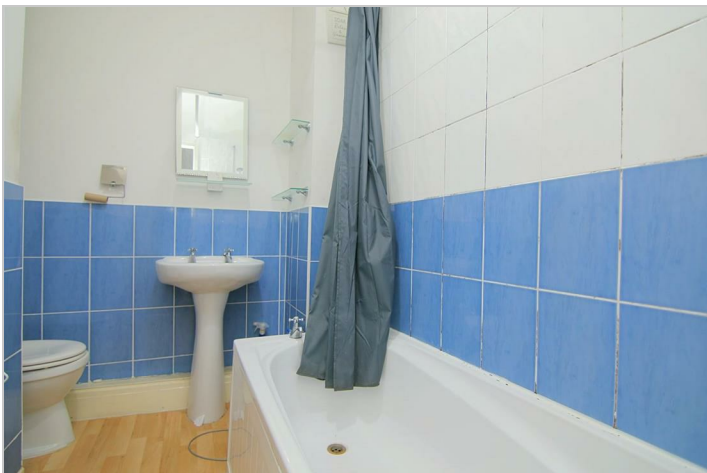
14'7" x 12'0" (4.47 x 3.66m)

**BATHROOM**

8'5" x 7'8" (2.58 x 2.36m)

**LOFT**

14'10" x 13'10" (4.53 x 4.22m)



Road Map



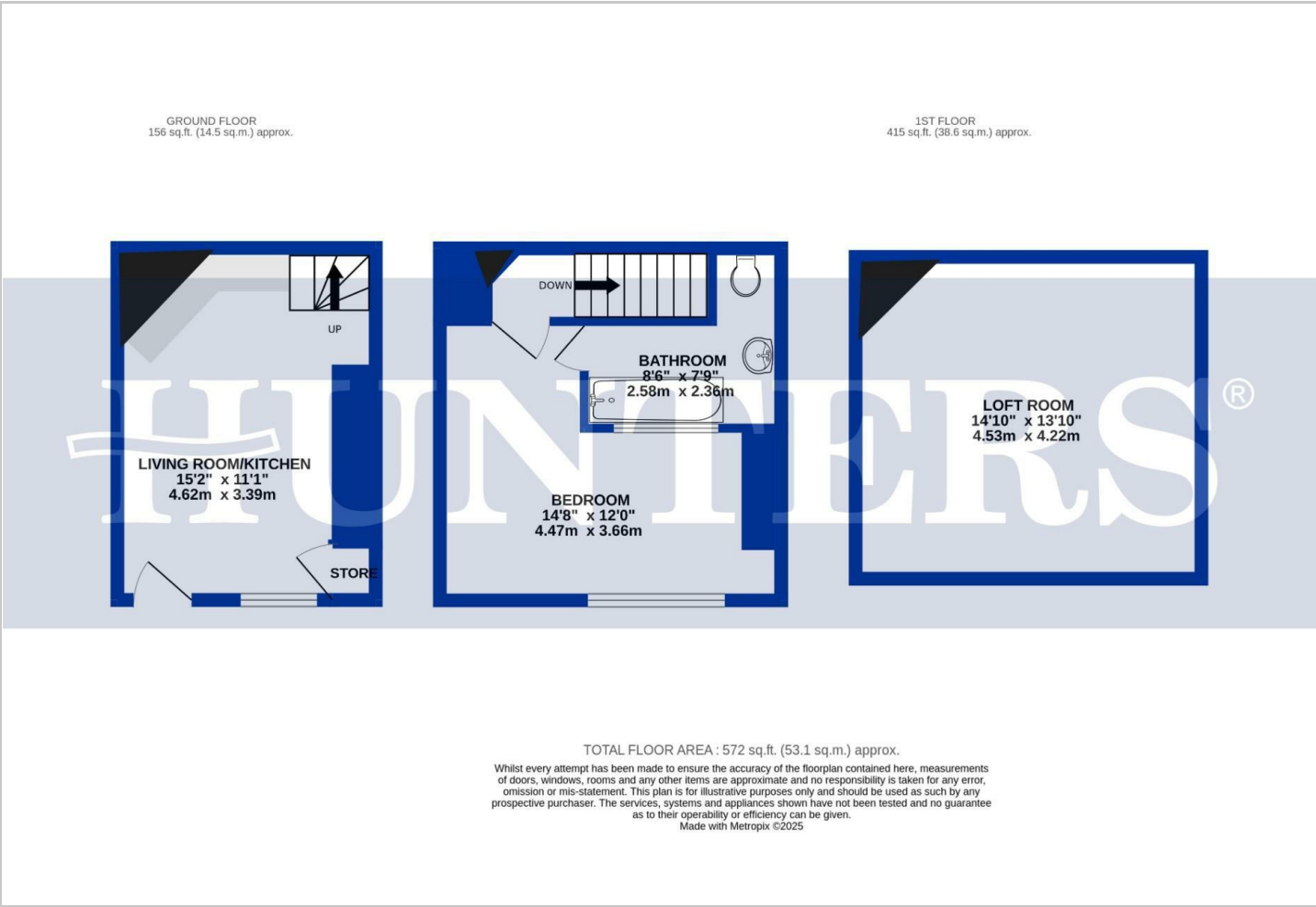
Hybrid Map



Terrain Map



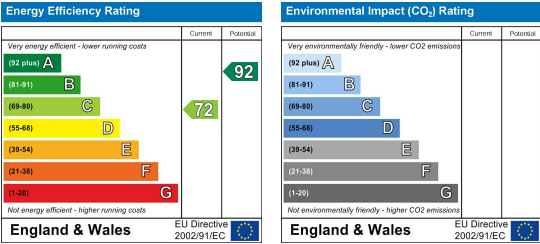
Floor Plan



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.