

# HUNTERS®

HERE TO GET *you* THERE



Kent Avenue

Pudsey, LS28 9ED

£260,000



Council Tax: C





# 8 Kent Avenue

Pudsey, LS28 9ED

£260,000



- Dormer type semi bungalow
- Three double bedrooms
- Sought after location
- Two spacious reception rooms
- Fresh white suite bathroom
- Functional kitchen
- Long block paved driveway
- Detached brick garage
- South-facing garden
- No Chain involved

This delightful semi-detached dormer bungalow, located in a sought-after area with convenient access to public transport, amenities, schools, and green spaces, features three double bedrooms, two spacious reception rooms, a well-equipped kitchen, and a charming south-facing garden, making it an ideal home for families and couples.

Welcome to this semi-detached Dorma Bungalow, currently listed for sale and in good condition, located in a sought-after area. This property is conveniently located near public transport links, local amenities, schools, and green spaces that offer plenty of walking and cycling routes.

The bungalow boasts three double bedrooms, two of which are located upstairs, the main room and comes with built-in wardrobes. The third bedroom, located on the ground floor, is just as spacious and equally charming. The property features a fresh white suite bathroom on the ground floor for convenient access.

You'll find two wonderfully spacious reception rooms, both with laminated wood flooring. The first reception room offers a warm and inviting space, with doors leading to the dining room. The second reception room, the heart of the home, has a doorway leading to the kitchen and a staircase leading upstairs.

The kitchen is a cook's delight, with ample storage units, a worktop with a sink, and space for a washer, cooker, and a fridge/freezer. It wonderfully caters to all your culinary needs.

Externally, the property benefits from a long block paved driveway that can comfortably park up to three cars, a single detached brick garage, and an attached timber-framed greenhouse. The south-facing garden is a beautiful sight, grassed and partially paved with raised flower/shrub beds.

With its unique features including gas central heating, PVC double glazing, and well-presented interiors, this property is ideal for families and couples or sharers alike. Don't miss out on this exceptional opportunity to make this beautiful bungalow your home.

PLEASE NOTE: the property is offered with vacant possession, the property was photographed when furnished.

Pudsey, 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

15'4" x 10'11" (4.69 x 3.34)

## DINING ROOM

10'11" x 11'1" (3.35 x 3.40)

## KITCHEN

10'8" x 8'3" (3.26 x 2.54)

## GROUND FLOOR BEDROOM

9'11" x 7'1" (3.03 x 2.17)

## BATHROOM

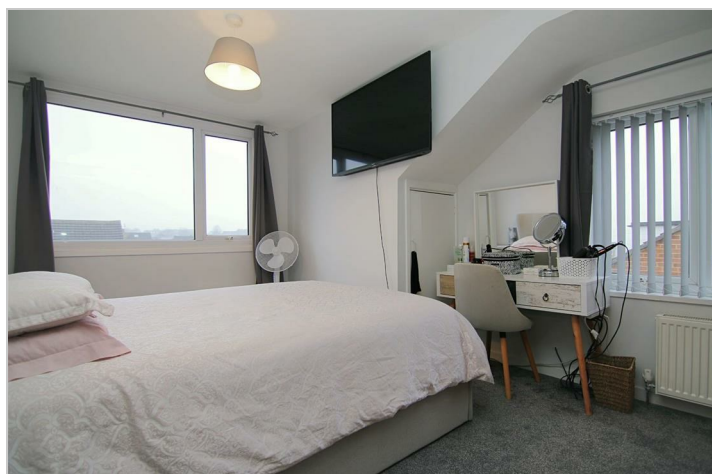
6'9" x 5'5" (2.07 x 1.66)

## BEDROOM ONE

13'4" x 10'6" (4.08 x 3.21)

## BEDROOM TWO

11'5" x 9'11" (3.48 x 3.03)



Road Map



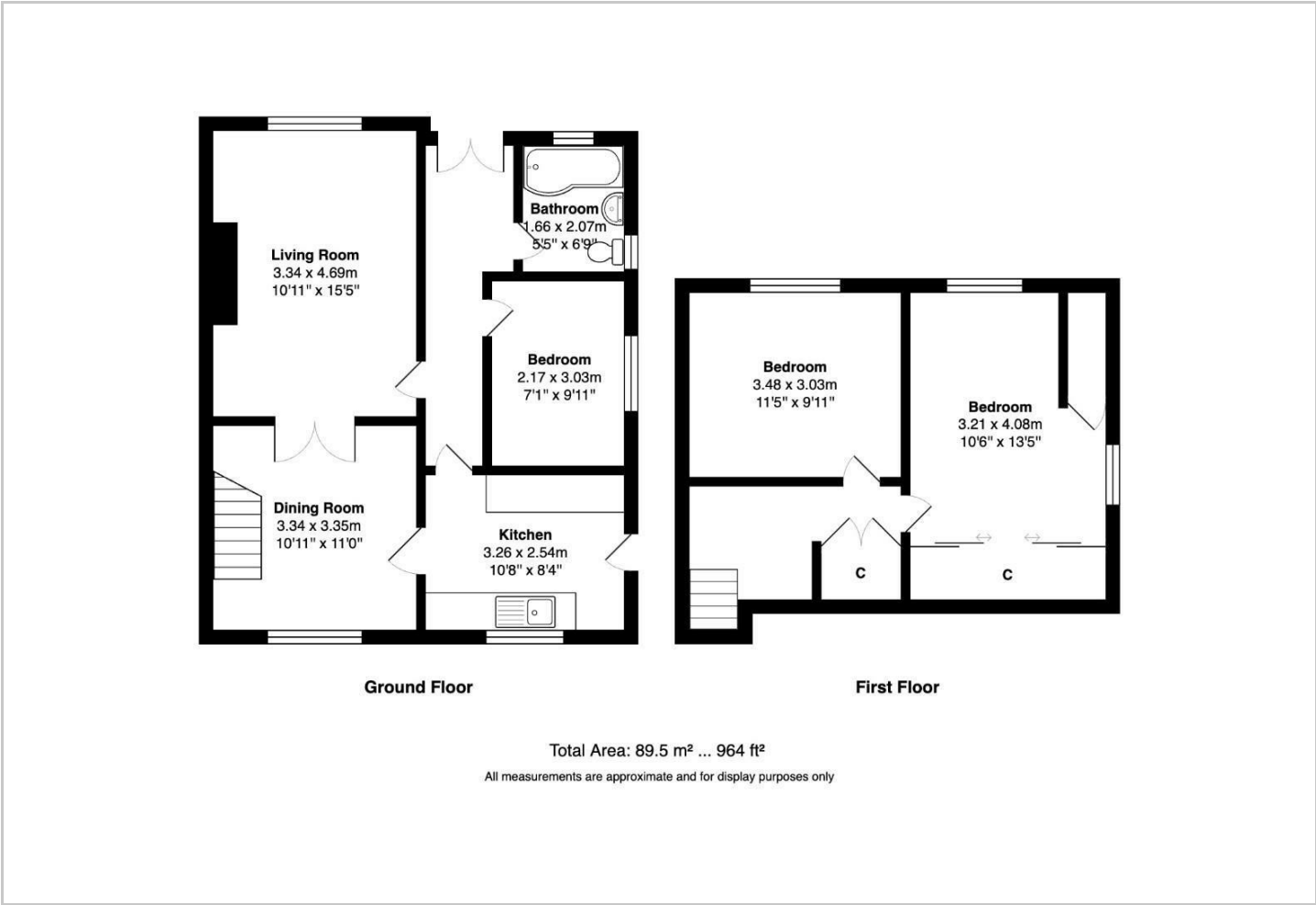
Hybrid Map



Terrain Map



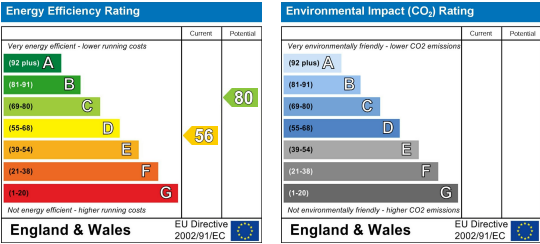
Floor Plan



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.