

# HUNTERS®

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## Sunfield Place

Stanningley, Pudsey, LS28 6DR

£234,995



Council Tax: B





# 51 Sunfield Place

Stanningley, Pudsey, LS28 6DR

## £234,995



- Immaculately presented terraced family home
- Modern living room with fireplace
- Bright kitchen with integrated appliances
- Useful pantry / storage
- Two double bedrooms plus single
- Built-in wardrobes to main bedroom
- Fully tiled bathroom with shower
- Close to schools and green spaces
- Excellent rail and bus connections

This beautifully presented three-bedroom terraced home offers immaculate accommodation throughout and would make a fantastic purchase for a range of buyers, including first-time buyers, young families and those looking for a stylish home ready to move straight into.

From the moment you step inside, the property gives a warm and welcoming feel, with a tasteful finish and clear attention to detail throughout. The separate LIVING ROOM is a lovely space to relax and unwind, enjoying a modern decorative style, an attractive fireplace and a pleasant outlook over the front garden. It is the kind of room that feels instantly comfortable, ideal for cosy evenings, family time or simply enjoying a quiet moment at the end of the day.

To the rear, the KITCHEN has been thoughtfully designed to offer both style and practicality. Good natural light enhances the space, while the modern gloss units, integrated NEFF appliances and useful pantry/storage cupboard make it a superb everyday kitchen. Whether cooking for family, hosting friends or enjoying a relaxed morning coffee, this is a bright and functional space that works well for modern living.

To the first floor, there are three bedrooms, offering flexibility for different lifestyles. The MAIN BEDROOM is a generous double with built-in wardrobes and a pleasant outlook to the front. The second BEDROOM is also a comfortable double, enjoying views to the rear, while the third BEDROOM would make an ideal child's room, nursery, home office or dressing room. The fully tiled BATHROOM is finished in a clean and contemporary style, complete with a shower cubicle, a combined sink and toilet unit and a heated radiator.

Externally, the property benefits from a front garden, adding to the home's kerb appeal, along with a low-maintenance rear garden which is paved and fenced, creating a pleasant outdoor space to sit out and enjoy. The garden also benefits from an additional section, offering further outside space and added versatility. The property also enjoys the valuable addition of a single garage, providing excellent storage or parking potential.

Set within the popular Stanningley area of Pudsey, the property is well placed for a range of local amenities, including shops, cafés and everyday services. The property is also within walking distance of Farsley and Westroyd Park, offering a lovely choice of nearby cafés, green spaces and places to enjoy time outdoors. The area is also well regarded for its selection of nearby schools, adding further appeal for families.

Overall, this is a fantastic opportunity to purchase a beautifully maintained home in a convenient and well-regarded location. With its immaculate presentation, practical layout and inviting feel throughout, this is a property that buyers can move into and enjoy from day one.

\*\*\*\*Garden Disclaimer:\*\*\*\* The garden is currently split into two sections. Please note that a portion of section two is currently used and enjoyed by the owners of the property, however this does not form part of the registered title and is not legally owned by the current owners. Its use is understood to be by way of an informal mutual arrangement between neighbouring properties. Any formal ownership of this area would be subject to a successful possessory title application. Prospective purchasers should satisfy themselves as to the exact title boundaries, ownership and any rights of use through their solicitor prior to exchange of contracts.

### KITCHEN

15'0" x 7'3" (4.59m x 2.23m)

### LIVING ROOM

17'3" x 11'8" (5.27m x 3.56m)

### BEDROOM ONE

12'0" x 8'11" (3.66m x 2.73m)

### BEDROOM TWO

9'8" x 8'11" (2.97m x 2.73m)

### BEDROOM THREE

9'3" x 5'10" (2.82m x 1.80m)

### BATHROOM

6'5" x 5'10" (1.97m x 1.80m)



Road Map



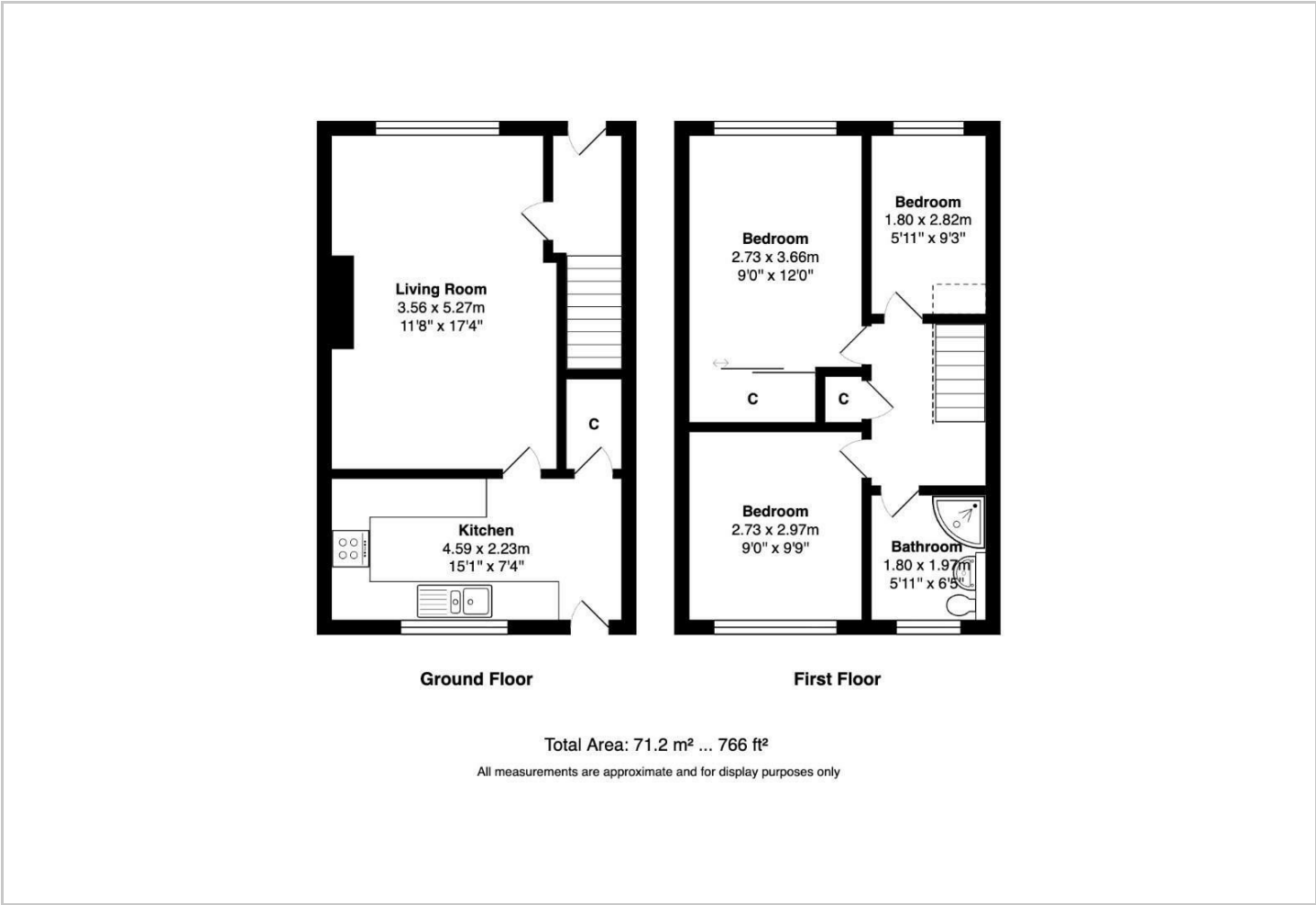
Hybrid Map



Terrain Map



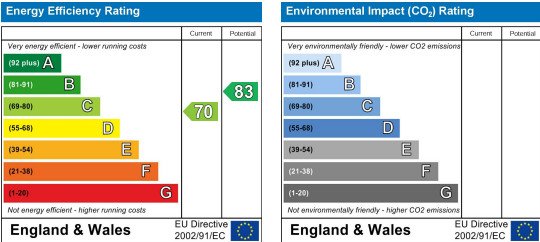
Floor Plan



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.