

HUNTERS[®]

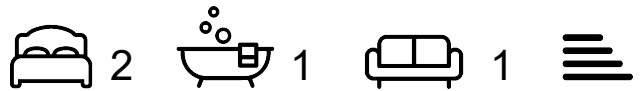
HERE TO GET *you* THERE



The Fairway

Stanningley, LS28 7RD

Guide Price £240,000



Council Tax: C



37 The Fairway

Stanningley, LS28 7RD

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- *GUIDE PRICE £240,000 - £250,000 *
- Sought-after urban location
- Excellent public transport links
- Recently replaced roof and windows
- Spacious bright reception room
- Two double bedrooms
- Stylish wet room bathroom
- Block-paved driveway and garage
- Low-maintenance rear garden
- Close to green spaces and amenities

We are delighted to present this well-maintained semi-detached bungalow, offered for sale in a sought-after urban location with excellent public transport links, local amenities, green spaces, walking and cycling routes close by. Ideal for first-time buyers or couples, the property is presented in good condition and benefits from several notable recent upgrades, including new windows and a new boiler in 2018, and a new roof in 2023.

The bungalow welcomes you with a side porch entrance leading into a spacious hallway, complete with built-in cloaks and storage cupboards and with loft access via a drop-down ladder, which is insulated and part boarded with light. The heart of the home is a bright and airy LIVING room, featuring a large front window that floods the space with natural light. The modern KITCHEN, refurbished in 2019, boasts ample storage, stylish wood worktops, an integrated oven and microwave, gas hob, washer, dishwasher and integrated fridge/freezer, making it both practical and contemporary.

There are two generous DOUBLE bedrooms. The main features built-in wardrobes, while the second bedroom, which could also serve as a dining room, offers ceiling coving and double doors that open out to the garden, providing flexibility of use.

The stylish BATHROOM is well equipped with a mains rain-head shower in a tiled wet room, vanity sink unit, toilet, and a heated towel rail for comfort.

Externally, the property benefits from a block-paved driveway with water tap and a single detached GARAGE equipped with light and power. The rear garden is paved and concreted for ease of maintenance, while the front garden features attractive flower and shrub borders. Early viewing is highly recommended.

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.

Tel: 0113 257 6198

SIDE ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

17'10" x 11'4" (5.46 x 3.47)

KITCHEN

10'10" x 10'0" (3.32 x 3.06)

BEDROOM ONE

12'11" x 11'4" (3.94 x 3.47)

BEDROOM TWO

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

BATHROOM

8'6" x 5'6" (2.61 x 1.69)

GARAGE

18'1" x 8'7" (5.53 x 2.63)



Road Map



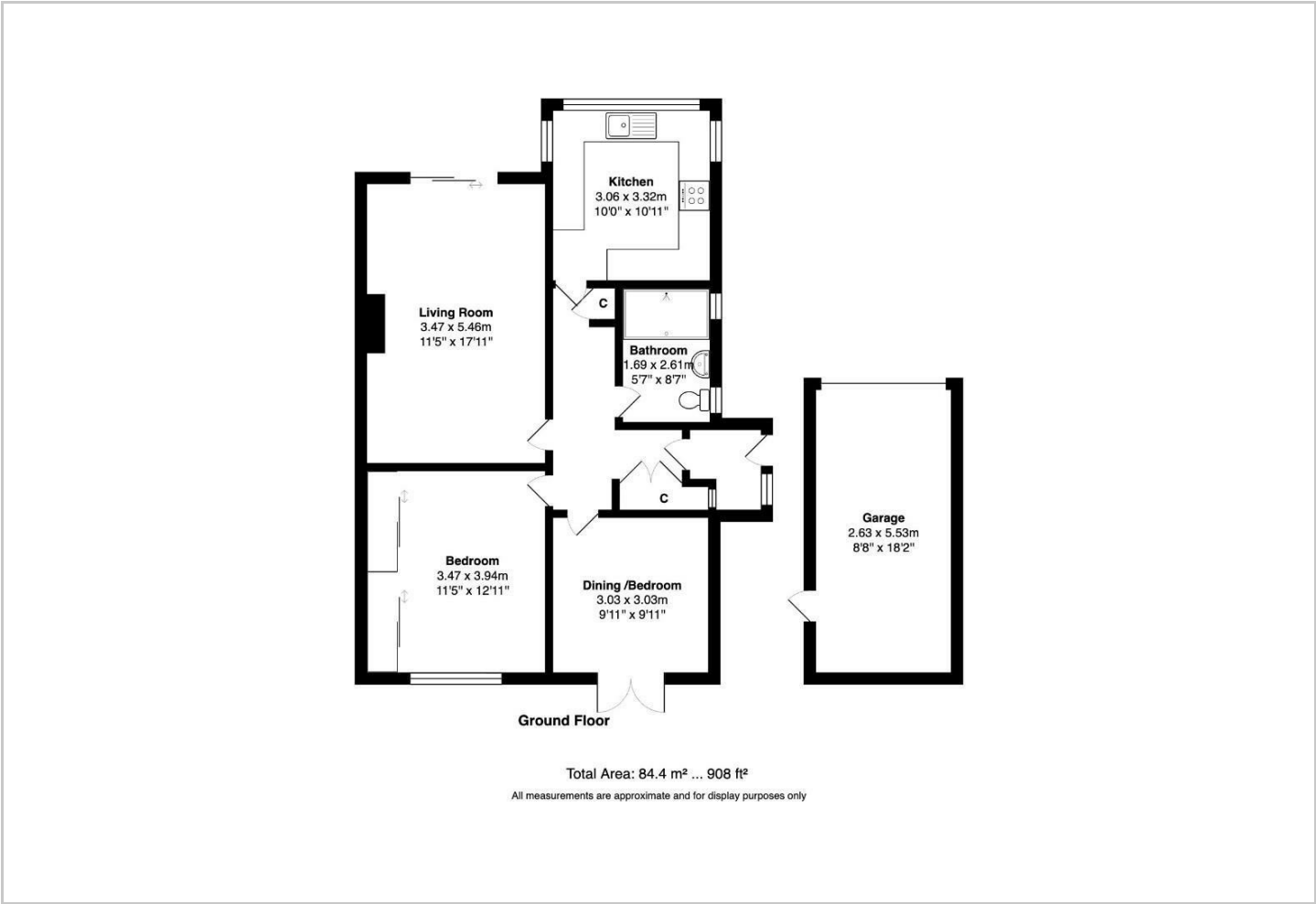
Hybrid Map



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.