HUNTERS®

HERE TO GET *you* THERE




# Mulberry Street

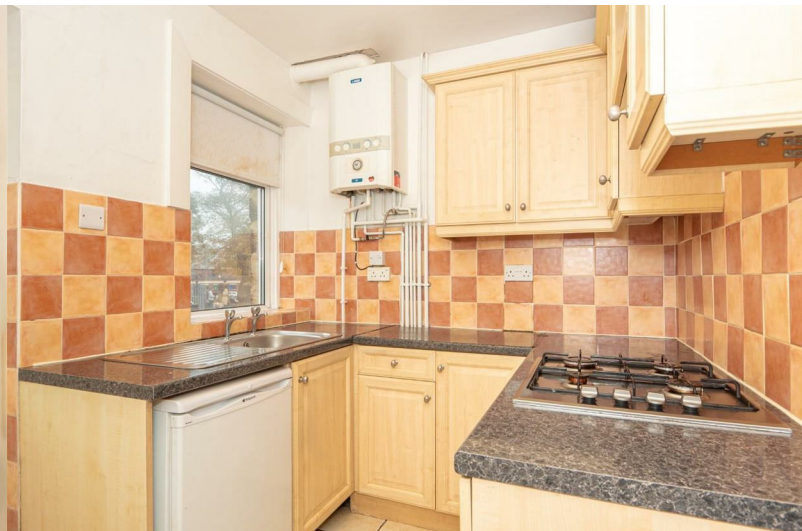
Pudsey, LS28 7RJ

£950 Per Month

2 1 1 E

Council Tax: B





# 24 Mulberry Street

Pudsey, LS28 7RJ

## £950 Per Month







- Two-bedroom terraced property
- Spacious and welcoming living room
- Separate fitted kitchen with gas hob
- Generously sized main bedroom
- Bathroom currently undergoing renovation
- Convenient Pudsey residential location
- Close to local shops and amenities
- Good transport links to Leeds

Hunters Pudsey are pleased to offer to the rental market this well-proportioned two double-bedroom through terraced home, conveniently situated in a popular residential area of Pudsey, close to local shops, amenities and transport links.

The property offers comfortable accommodation throughout, beginning with a spacious and welcoming living room featuring attractive wooden flooring, neutral décor and a large window allowing plenty of natural light. The living room also provides access to the private south-facing flagged rear yard/garden area, offering a pleasant outdoor space to relax and enjoy.

The separate fitted kitchen offers a range of light wood-effect wall and base units, contrasting worktops, tiled splashbacks and a gas hob.

Upstairs, the property offers two generously sized double bedrooms, both featuring carpeted flooring, neutral décor and ample space for bedroom furniture, providing comfortable and versatile accommodation.

The bathroom is currently undergoing renovation by the landlord, providing the added benefit of a refreshed and updated bathroom for the incoming tenants, subject to completion of the works.

Externally, the property benefits from a private south-facing flagged rear yard/garden area, with the additional convenience of a parking permit for on-street parking.

Situated on Mulberry Street, the property is ideally positioned for access to Pudsey town centre, offering a variety of shops, supermarkets, cafés and everyday amenities. The location also provides convenient transport connections to Leeds and surrounding areas.

## LIVING ROOM
16'0" x 13'8" (4.89 x 4.17)

## KITCHEN
8'5" x 7'1" (2.57 x 2.17)

## BATHROOM
7'1" x 5'2" (2.17 x 1.60)

## BEDROOM ONE
13'8" x 12'4" (4.17 x 3.77)

## BEDROOM TWO
13'8" x 7'1" (4.17 x 2.17)









## Road Map



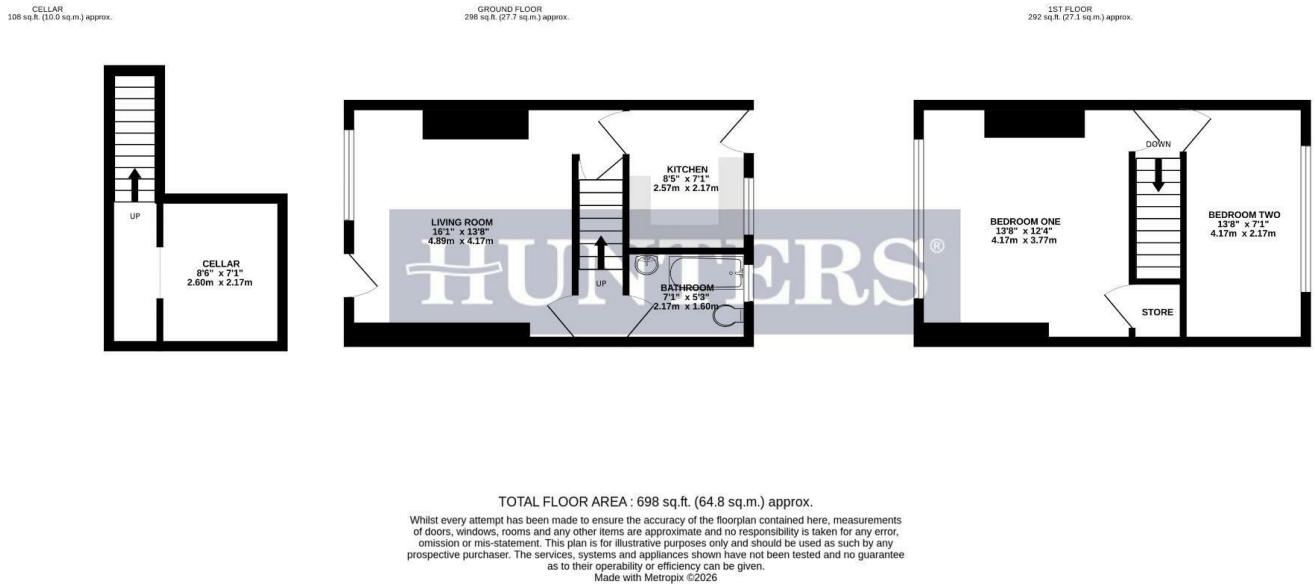

## Hybrid Map




## Terrain Map




## Floor Plan



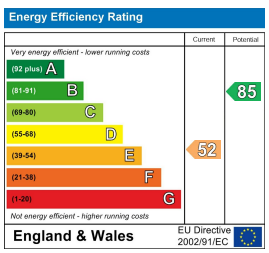

TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

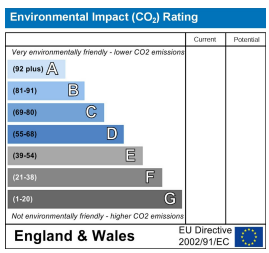
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 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.
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