HUNTERS®

HERE TO GET *you* THERE

Cooper Hill

Pudsey, LS28 8AW

Guide Price £185,000

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Council Tax: D

1 Cooper Hill

Pudsey, LS28 8AW

Guide Price £185,000

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- The Modern Method of Auction
- Buyers fees apply
- Scope to personalise to your families needs
- Corner plot with detached garage & block-paved drive
- Three bedroom dormer bungalow
- Private low-maintenance sun trap garden
- Sought-after residential location
- Three generous reception rooms

Welcome to this spacious THREE bedroom dormer BUNGALOW, tucked away in a highly sought-after residential spot and bursting with exciting potential. Offered for sale CHAIN FREE with THREE RECEPTION ROOMS, this presents a superb opportunity for families, couples, or downsizers looking to modernise and create a home to their own taste, with impressive flexibility across both floors.

The welcoming hallway leads to the ground floor BATHROOM before flowing into the heart of the home: the generous KITCHEN with ample storage and plenty of scope to redesign to your preferred style. From here, step into the large front LIVING ROOM, a standout reception with superb proportions, perfect for entertaining or relaxed evenings in. To the rear sits a separate DINING ROOM with French doors opening into the garden. A SIDE PORCH and internal hallway from the kitchen provides access to a FLEXIBLE THIRD room, currently arranged as a UTILITY with excellent storage potential, but could be reconfigured as a guest room or home workspace.

UPSTAIRS, the principal double bedroom enjoys a lovely leafy view through the dormer window, while the other first-floor room makes an ideal child's room or STUDY. Both bedrooms feature valuable eaves storage. Completing this floor is a particularly GENEROUS BATHROOM, currently fitted with a shower enclosure but offering fantastic scope to reconfigure to include a separate bath and shower to suit your family's needs.

Outside, the rear GARDEN is a private, low-maintenance sun trap, perfect for relaxing or outdoor dining. The plot also benefits from a DETACHED GARAGE with excellent workshop space. To the front, a large BLOCK-PAVED DRIVEWAY offers parking for multiple vehicles in this desirable and private residential setting.

Close to excellent amenities, transport links, and scenic walking routes, this CHAIN FREE property promises size, location, and a BRILLIANT OPPURTUNITY to add potential future value through modernisation. Viewing is strongly encouraged to appreciate what is on offer.

LOCATION - Pudsey, Leeds, 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.

AUCTION COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

ENTRANCE HALL

(GROUND FLOOR) BATHROOM
5'6" x 6'5" (1.70 x 1.97m)

KITCHEN
10'0" x 10'3" (3.07 x 3.13m)

SIDE PORCH
3'3" x 9'10" (1.00 x 3.00m)

UTILITY
10'4" x 12'0" (3.17 x 3.67m)

LIVING ROOM
12'2" x 15'2" (3.72 x 4.64m)

DINING ROOM
10'0" x 11'1" (3.07 x 3.40m)

(GROUND FLOOR) BEDROOM 2
12'2" x 11'1" (3.72 x 3.40m)

LANDING

(FIRST FLOOR) BEDROOM ONE
9'11" x 20'0" (3.04 x 6.10m)

(FIRST FLOOR) BEDROOM TWO
5'4" x 7'10" (1.63 x 2.40m)

(FIRST FLOOR) BATHROOM
8'9" x 11'7" (2.67 x 3.54m)

GARAGE

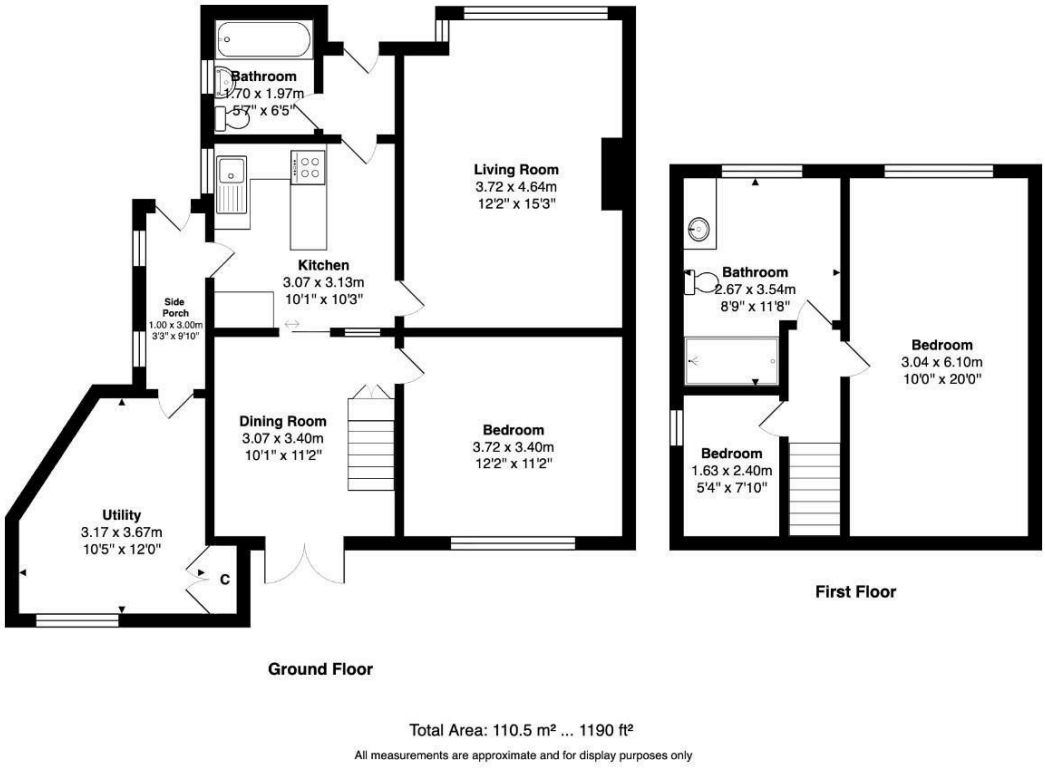
GARDENS & DRIVE

Road Map

Hybrid Map

Terrain Map

Floor Plan



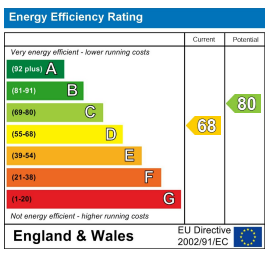
Total Area: 110.5 m² ... 1190 ft²

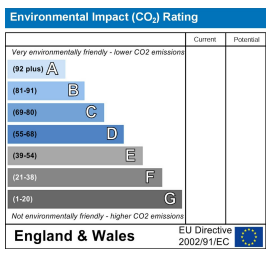
All measurements are approximate and for display purposes only

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.

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