HUNTERS®

HERE TO GET *you* THERE



Oakroyd Terrace

Pudsey, LS28 7QQ

£170,000

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Council Tax: B





13 Oakroyd Terrace

Pudsey, LS28 7QQ

£170,000







- Chain Free
- Stone through terraced house
- Freshly decorated & ready to move into
- Enclosed rear garden area
- Located close to Pudsey town centre
- Perfect first time buyers home
- Accommodation over three floors
- Fantastic attic room with further potential
- Spacious living room
- White bathroom suite

Step inside and discover a welcoming living room, providing the perfect setting to relax and unwind after a busy day. Full of character and offering a comfortable space for everyday living, this room leads through to the modern fitted dining kitchen, which provides a fantastic combination of practicality and sociable living. With ample space for dining, it's ideal for everything from family mealtimes to entertaining friends, with direct access to the rear courtyard.

To the first floor, the property continues to impress with a generously proportioned principal bedroom, a versatile additional room which could be utilised as a bedroom, dressing room or home office, and a house bathroom.

The second floor reveals a FANTASTIC ATTIC ROOM, offering an abundance of additional space and useful eaves storage. Previously used as a bedroom, this versatile area offers exciting possibilities for a variety of uses, including an occasional room, creative space or home office, subject to the necessary consents and regulatory requirements. There may also be potential to incorporate an en-suite facility, as seen in neighbouring properties, subject to feasibility and any required approvals.

A further positive feature is that roof works have already been completed, with a supporting report available for prospective purchasers to review, offering useful additional information about the property.

Externally, the property enjoys a delightful rear garden with a sunny aspect, creating a lovely, low-maintenance outdoor space for relaxing with a morning coffee, enjoying summer evenings or entertaining family and friends.

Positioned along a NO-THROUGH ROAD, the property enjoys a convenient setting within easy reach of the ever-popular Pudsey Town Centre. Here you'll find a fantastic selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities, alongside the beautiful Pudsey Park, with its attractive gardens and children's play facilities.

For commuters, the location is equally appealing, with excellent transport connections towards Leeds and Bradford, convenient bus routes and New Pudsey Railway Station nearby. The popular Owlcotes Shopping Centre, home to Marks & Spencer and Asda, is also within easy reach, adding to the convenience of this superb location.

With its freshly decorated interior, generous accommodation, flexible attic space and the added advantage of no onward chain, this charming home has so much to offer. An internal viewing is highly recommended to appreciate the space, character and potential on offer.

Contact Hunters Pudsey today to arrange your viewing!

Please note: the property, being an older terraced house, includes an attic room within the roof space, which has been previously used as a bedroom. This accommodation may not comply with current Building Regulations, and prospective purchasers should satisfy themselves as to its suitability and compliance with the current regulations.

Agents note - Some images within this brochure have been digitally enhanced using AI-generated furniture to help illustrate how the rooms could be presented and used. These images are provided for guidance and impression purposes only and are not intended to mislead. The furniture shown does not currently exist within the property and does not form part of the fixtures, fittings or agreed sale.

KITCHEN/DINER
13'5" x 7'11" (4.09 x 2.41)

LIVING ROOM

BEDROOM ONE
13'4" x 11'1" (4.06 x 3.38)

BEDROOM TWO
8'9" x 8'7" (2.67m x 2.64m)

BATHROOM
7'6" x 6'7" (2.29 x 2.01)

ATTIC ROOM
15'5" x 9'6" (4.70m x 2.92m)

REAR COURTYARD













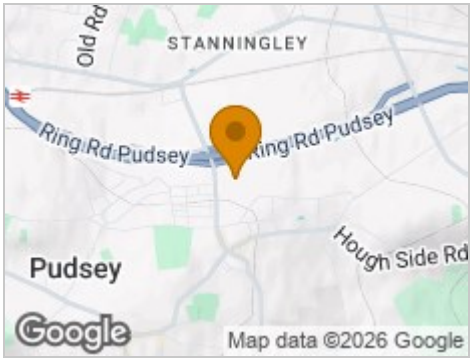
Road Map



Hybrid Map



Terrain Map



Floor Plan

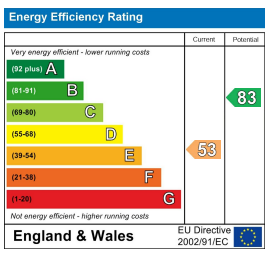


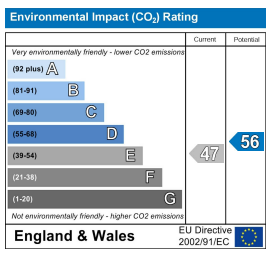
Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

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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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com