HUNTERS®

HERE TO GET *you* THERE

Woodfield Terrace

Pudsey, Leeds, LS28 9HX

£245,000

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Council Tax: B

5 Woodfield Terrace

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£245,000

- Grade II listed stone terraced cottage
- Three bedrooms
- No chain involved
- Perfect first time buyer home
- Beautifully presented throughout
- Modern kitchen/diner
- Enclosed low maintenance garden
- Convenient location for Pudsey centre
- On street parking

Having GAS FIRED CENTRAL HEATING, the living accommodation comprises; ENTRANCE HALL, with original stone floor and wooden sealed unit double glazed windows and wooden front entrance door. An internal door leads to a built in cloaks storage cupboard and the hallway opens into the living room. The cosy LIVING ROOM has wood flooring and a solid fuel stove which is a beautiful focal point. To the rear of the house, the new KITCHEN/DINER is an great size and has an excellent range of wall and base units, quartz worktops and integrated appliances such as microwave, electric oven, induction hob and extractor hood, washing machine and space for a American style fridge/freezer. There is a kitchen island ideal for dining and entertaining. A door from the kitchen leads down to the CELLAR which has light and power, ideal for storage.

Upstairs, there are THREE bedrooms, a house bathroom and a LANDING which has a storage cupboard and access to a loft space. BEDROOM ONE, to the front, is a good sized double room. BEDROOM TWO, is also a double sized room. BEDROOM THREE to the rear, is a single room ideal as an office or nursery. The BATHROOM has a new four piece suite with waterfall style step-in shower, separate bath, vanity style sink, low flush toilet and heated towel rail.

Outside, the house the front has a COTTAGE STYLE SOUTH FACING mainly lawned garden with stone paving enclosed by wooden fencing and a hedge. The rear is paved and enclosed by a stone wall and fencing and there is a metal storage shed for garden tools.

The location of the property is perfect to access the local amenities and shops in Pudsey and the transport links to Leeds and Bradford via the Ring Road and Pudsey railway station. There is on street parking available to the front of the house and on Robin Lane.

Tel: 0113 257 6198

KITCHEN/DINER
13'8" x 10'1" (4.17 x 3.07)

LIVING ROOM
14'9" x 12'9" (4.50 x 3.89)

BEDROOM ONE
12'4" x 8'8" (3.76 x 2.64)

BEDROOM TWO
12'4" x 8'8" (3.76 x 2.64)

BEDROOM THREE
13'0"X 6'8" (3.96X 2.03)

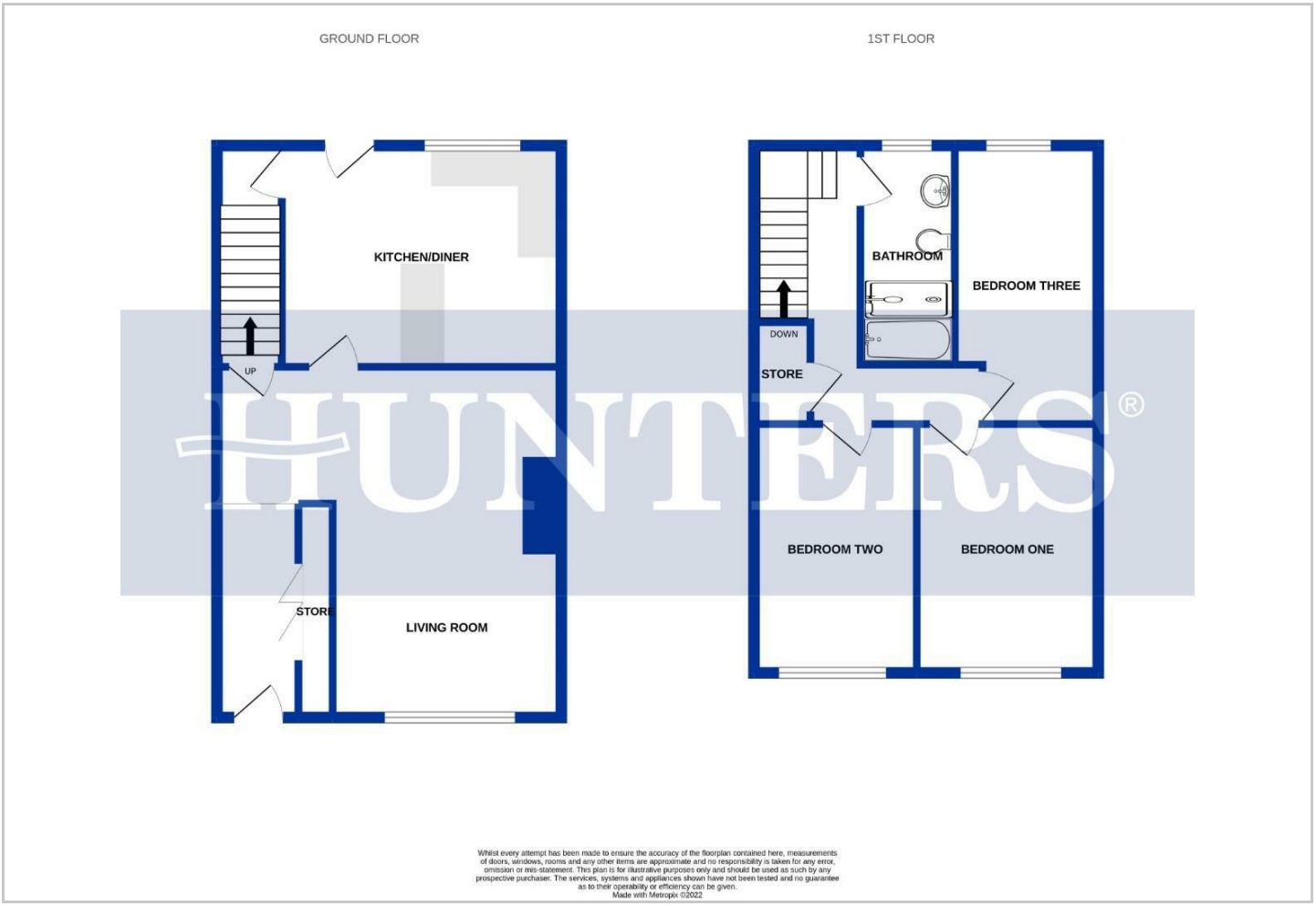
BATHROOM
9'6" x 4'5" (2.90 x 1.35)

Road Map

Hybrid Map

Terrain Map

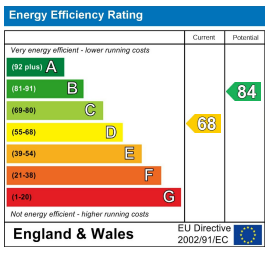
Floor Plan

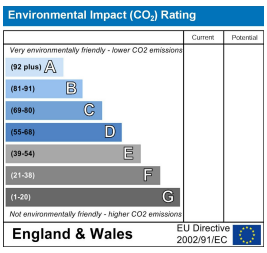


Viewing

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.

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