HUNTERS®

HERE TO GET *you* THERE



Higher Grange Road

Pudsey, LS28 7NJ

Offers Over £165,000

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Council Tax: A





14 Higher Grange Road

Pudsey, LS28 7NJ

Offers Over £165,000





- Two bedroom back to back mid-terraced home
- Fantastic blank canvas with plenty of potential
- Spacious and versatile living accommodation
- Double bedroom with built-in storage
- Second bedroom ideal as a nursery or home office
- Useful cellar providing additional storage
- Front courtyard offering an attractive outdoor space
- Convenient location close to Pudsey town centre
- Excellent access to local amenities and transport links
- Ideal for first-time buyers, couples or investors

Hunters are delighted to present this charming two bedroom stone back to back terraced property, offering an exciting opportunity for buyers looking to create a home that truly reflects their personal style and taste. Situated in a popular and convenient Pudsey location, the property offers a fantastic blank canvas, with plenty of potential to make it your own.

The accommodation includes a LIVING ROOM, providing a welcoming space to relax and unwind, alongside a separate KITCHEN with the opportunity to create a lovely everyday cooking. A useful CELLAR offers additional storage space.

Upstairs, there are TWO bedrooms, including a well-proportioned DOUBLE BEDROOM benefiting from built-in storage. The SECOND BEDROOM provides a versatile space, ideal as a child's bedroom, nursery, dressing room or home office. A BATHROOM completes the accommodation, with a shower over the bath, sink & toilet.

Externally, the property enjoys a front COURTYARD, providing a pleasant outdoor space with potential to create an inviting seating area.

The property enjoys a fantastic position within easy reach of Pudsey town centre, where you will find an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday amenities.

For those who enjoy the outdoors, the popular Pudsey Park offers lovely green spaces, play areas and recreational facilities, whilst a selection of local schools makes the surrounding area appealing to a variety of buyers.

Commuters are also well catered for, with convenient access to local bus routes, New Pudsey railway station offering connections towards Leeds and Bradford, and the Leeds Ring Road providing excellent links across West Yorkshire.

** FLOORPLAN TO FOLLOW**

LIVING ROOM
15'2" x 13'1" (4.63m x 4.00m)

KITCHEN
11'11" x 6'5" (3.65m x 1.96m)

BEDROOM ONE
12'3" x 9'5" (3.74m x 2.89m)

BEDROOM TWO
9'5" x 7'3" (2.89m x 2.22m)

BATHROOM
8'7" x 5'8" (2.62m x 1.74m)

CELLAR
14'2" x 7'0" (4.34m x 2.14m)









Road Map



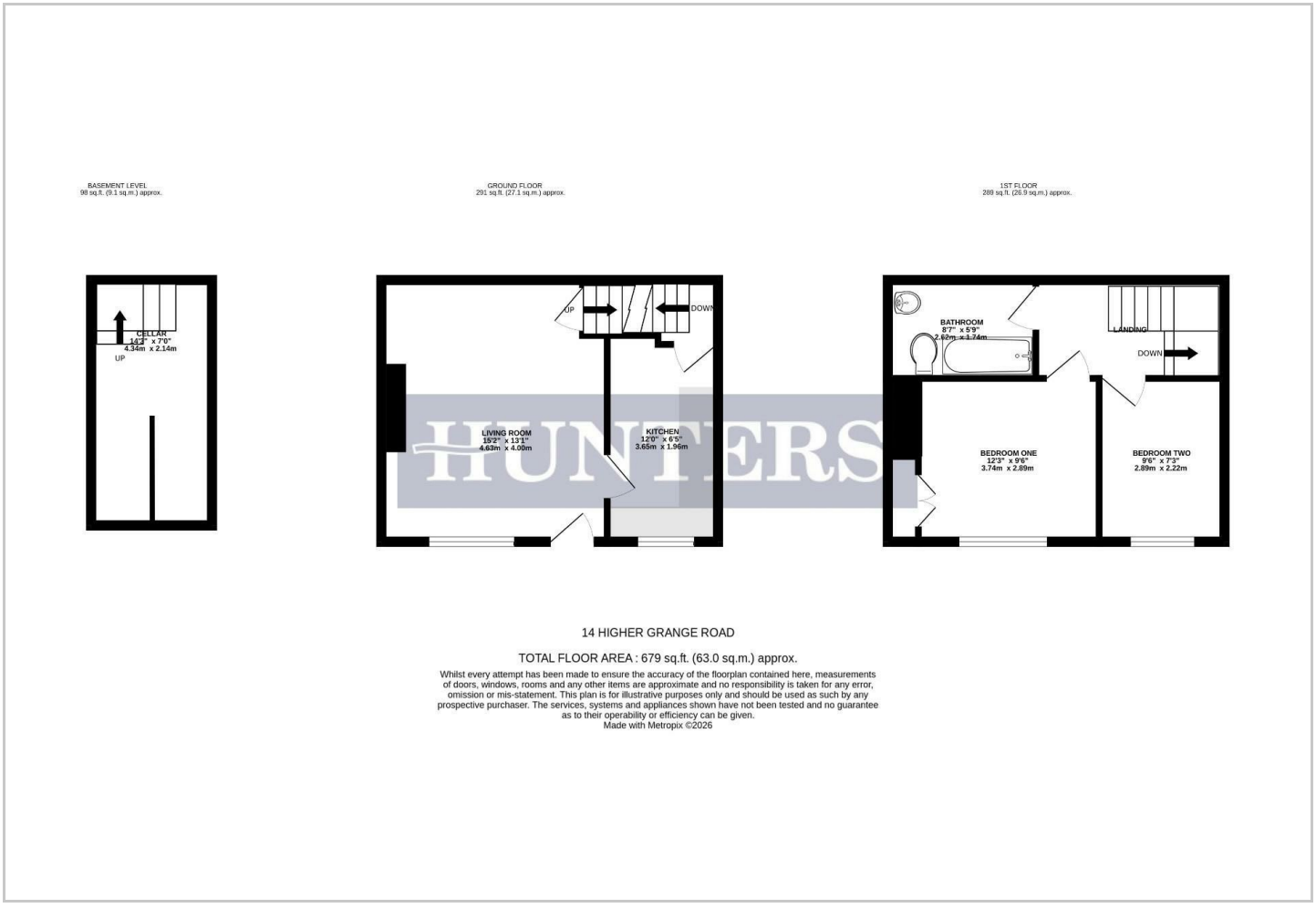
Hybrid Map



Terrain Map



Floor Plan



14 HIGHER GRANGE ROAD

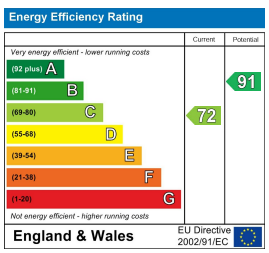
TOTAL FLOOR AREA : 679 sq.ft. (63.0 sq.m.) approx.

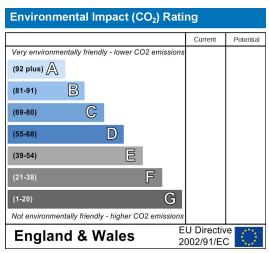
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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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