

HUNTERS[®]

HERE TO GET *you* THERE



Surrey Grove

Pudsey, LS28 7NH

Offers In Excess Of £180,000



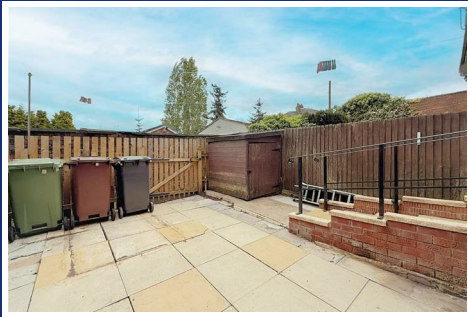
Council Tax: B



7 Surrey Grove

Pudsey, LS28 7NH

Offers In Excess Of £180,000



- CHAIN FREE
- THREE BEDROOMS
- SUPERB OPPORTUNITY TO MAKE IT YOUR OWN
- CUL DE SAC
- PARKING SPACE
- POPULAR LOCATION
- WELL PROPORTIONED ROOM SIZES
- THROUGH TERRACE

The property itself offers spacious and well-proportioned accommodation throughout. An entrance vestibule leads into a bright and generous lounge, featuring a large picture window that floods the room with natural light. To the rear is a sizeable kitchen/breakfast room fitted with ample units and worktop space, double oven, useful understairs storage and direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms along with loft access to a part-boarded loft space, offering additional storage potential. The family bathroom is fitted with a shower over the bath.

Externally, the property benefits from its own parking space positioned at the bottom of the cul-de-sac. To the front is a neat, low-maintenance enclosed garden with patio area, walled boundaries and gated access, making it ideal for children and pets. The rear garden is fully paved for ease of maintenance, yet provides the perfect blank canvas for landscaping and creating your own private outdoor sanctuary.

Offering endless potential in a fantastic location, this home is ideal for anyone with imagination and vision looking to turn possibility into reality. Early viewing is highly recommended — call today to arrange yours.

DINING KITCHEN

15'1" x 10'4" (4.60m x 3.16m)

LIVING ROOM

15'3" x 11'8" (4.66m x 3.56m)

BEDROOM ONE

14'6" x 8'10" (4.42m x 2.70m)

BEDROOM TWO

11'5" x 8'10" (3.50m x 2.70m)

BEDROOM THREE

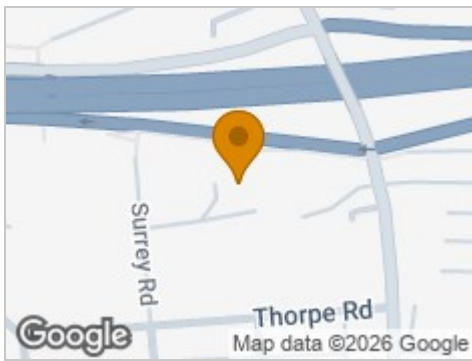
9'6" x 5'11" (2.91m x 1.82m)

BATHROOM

6'4" x 5'11" (1.95m x 1.82m)



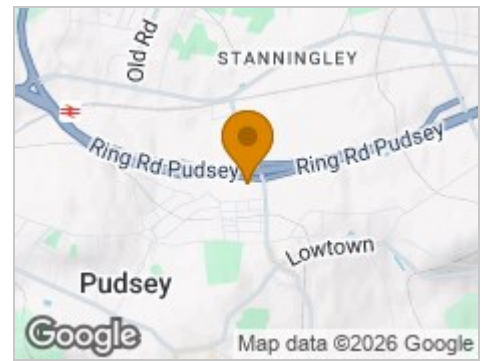
Road Map



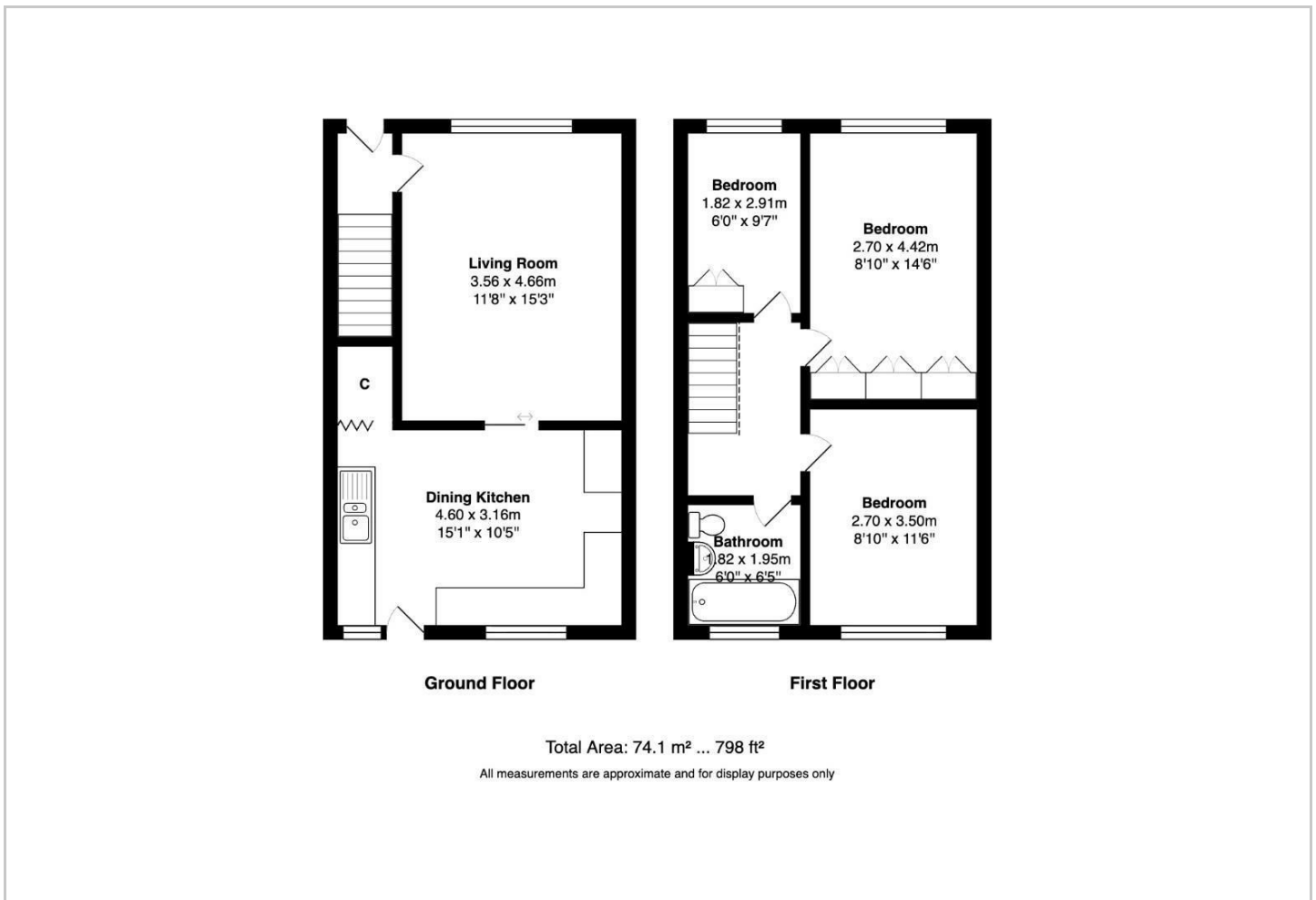
Hybrid Map



Terrain Map



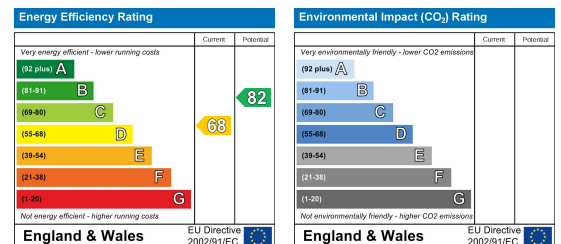
Floor Plan



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.