HUNTERS®

HERE TO GET *you* THERE

# Thorpe Road

Pudsey, LS28 7HY

£115,000

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Council Tax: A

# 60 Thorpe Road

## Pudsey, LS28 7HY

## £115,000

- Ideal for first-time buyers
- Attractive investment opportunity
- Light, bright living room
- Double bedroom accommodation
- Rear garden for outdoor space
- Off-street parking included
- Close to Pudsey town centre
- Near parks and green spaces
- Excellent rail links to Leeds
- Good access to local schools

A fantastic opportunity for first-time buyers, downsizers, or investors alike, this charming one-bedroom flat is ideally situated in the heart of Pudsey, offering comfortable living with the added benefits of a private garden and off-street parking.

Beautifully presented and ready to move straight into, the property boasts a bright and welcoming LIVING ROOM filled with natural light, creating a warm and inviting space to relax or entertain. A feature fireplace provides an attractive focal point, adding character and charm to the room.

The KITCHEN is well-equipped with a range of fitted units, providing ample storage and workspace, and benefits from appliances for added convenience. From the kitchen, there is direct access to the garden, creating a seamless connection between indoor and outdoor living. A particular advantage of the property is the separate utility room, offering additional storage space and practicality for everyday household tasks.

The well-proportioned DOUBLE BEDROOM offers comfortable accommodation, while the BATHROOM is fitted with a shower cubicle, wash basin and WC.

Externally, the property enjoys the rare advantage of both a GARDEN and dedicated parking, providing valuable outdoor space and a wonderful setting for relaxing, gardening or entertaining during the warmer months.

The location is equally appealing. Pudsey is a thriving and highly sought-after area, offering an excellent selection of shops, cafés, restaurants, supermarkets and everyday amenities all within easy reach. The property is also conveniently positioned for a range of well-regarded schools and enjoys access to a variety of nearby parks, green spaces and walking routes, perfect for those who enjoy spending time outdoors.

For commuters, the property is exceptionally well connected. New Pudsey railway station provides regular direct services to Leeds and Bradford, making it an excellent choice for professionals, while frequent bus routes offer further transport links across the surrounding areas.

Combining a desirable location, excellent transport connections, outdoor space, practical living accommodation and useful additional features such as a separate utility room, this delightful flat represents a superb opportunity to step onto the property ladder or expand an investment portfolio in a popular and well-connected part of West Yorkshire

Tel: 0113 257 6198

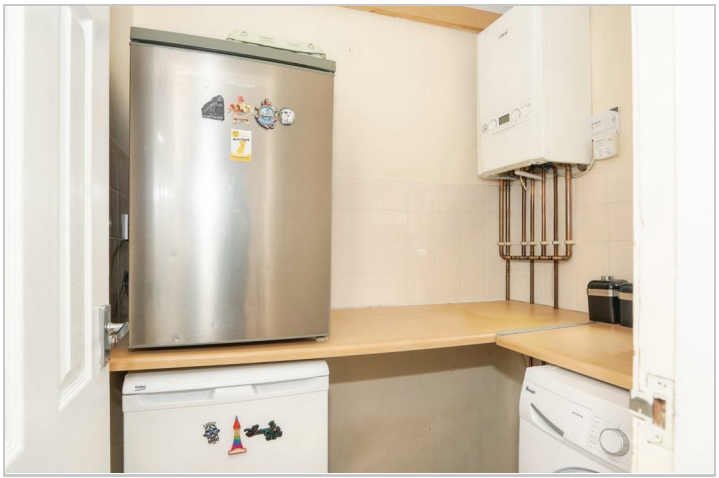
## KITCHEN
9'0" x 5'10" (2.76m x 1.79m)

## LIVING ROOM
13'3" x 12'1" (4.06m x 3.70m)

## UTILITY ROOM
5'10" x 4'7" (1.79m x 1.41m)

## BEDROOM
13'3" x 9'5" (4.06m x 2.89m)

## SHOWER ROOM
5'10" x 5'0" (1.79m x 1.54m)

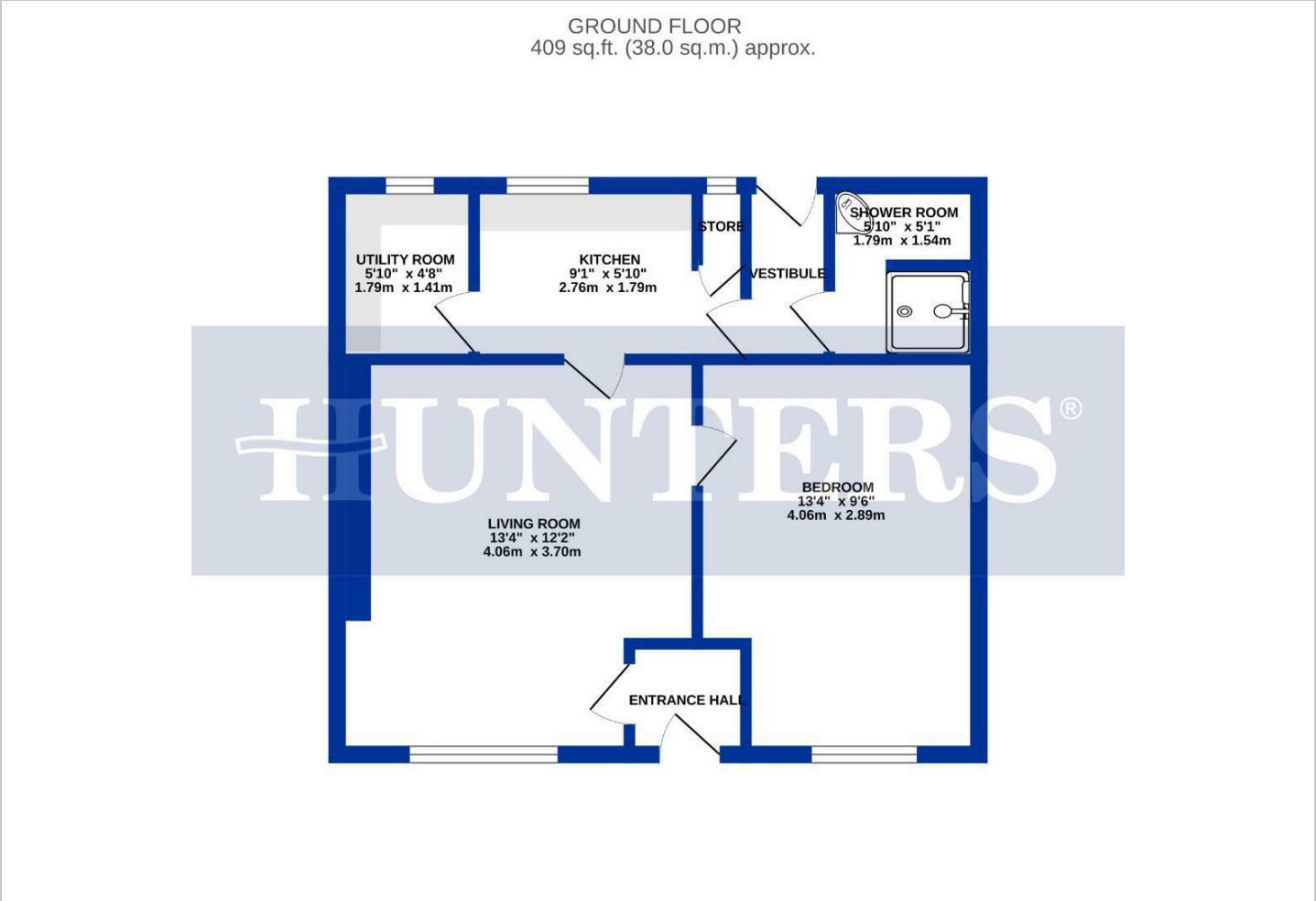


## Road Map

## Hybrid Map

## Terrain Map

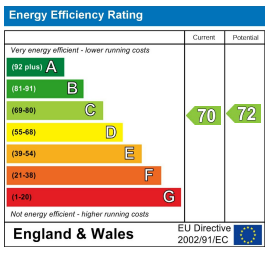
## Floor Plan

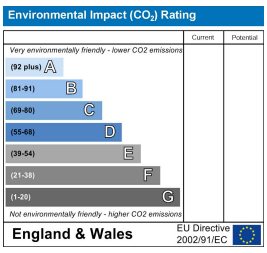



## Viewing

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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