

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Glenroyd Close

Pudsey, LS28 8HN

Offers In The Region Of £240,000



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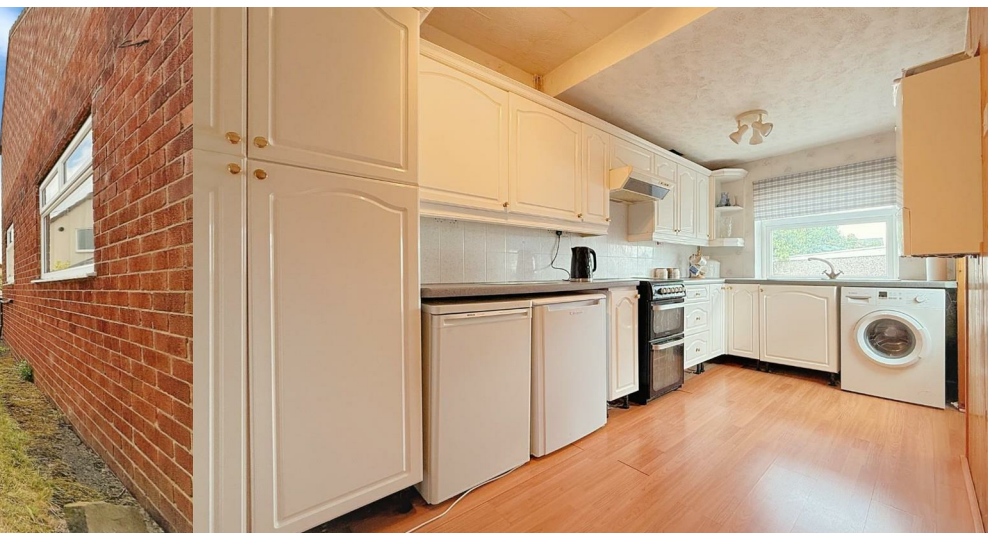


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Council Tax: C



# 11 Glenroyd Close

Pudsey, LS28 8HN

## Offers In The Region Of £240,000



- Spacious extended bungalow
- Three double bedrooms
- No onward chain
- Highly sought-after cul-de-sac
- Generous front and side gardens
- Off-road parking
- Large modern kitchen
- Contemporary bathroom with walk-in shower
- Potential to update
- No chain involved

Introducing this extended three-bedroom semi-detached bungalow, offered for sale with no ONWARD CHAIN. Situated in a highly sought after and tranquil cul-de-sac position, the property enjoys convenient access to public transport links, local amenities, abundant green spaces, and nearby parks—a superb choice for families, couples, or singles alike.

The accommodation begins with a welcoming front entrance lobby leading to a central hallway, which in turn opens accesses a spacious LIVING ROOM featuring a charming fireplace with heater, ideal for comfortable living and entertaining. The heart of the home is a large KITCHEN/DINER, offering ample storage units, plentiful worktop space with sink, a dining area and a modern Worcester Bosch boiler. There is also space for your appliances.

All THREE bedrooms are generously sized doubles, providing flexibility for sleeping arrangements or the option to use one as a dining room. Bedroom one benefits from a delightful garden view, while bedroom two overlooks the side garden. The BATHROOM features a white suite, a walk-in shower cubicle, and the comfort of a heated towel rail.

Externally, the property boasts a generous garden and off-road parking at the front, ensuring both outdoor space and convenience. This fantastic bungalow offers a rare opportunity to create a personalised home in a desirable location, appealing to those seeking a project and long-term value. Early viewing is highly recommended.

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

ENTRANCE LOBBY

ENTRANCE HALLWAY

LIVING ROOM

14'6" x 12'2" (4.43 x 3.73)

DINING KITCHEN

14'9" x 10'1" (4.52 x 3.08)

BEDROOM ONE

12'2" x 11'1" (3.73 x 3.39)

BEDROOM TWO

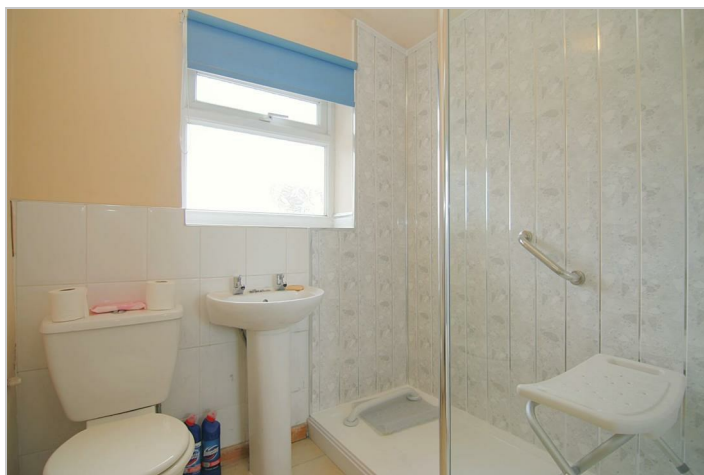
12'0" x 9'4" (3.67 x 2.86)

BEDROOM THREE/DINING ROOM

10'0" x 9'0" (3.05 x 2.76)

BATHROOM

6'0" x 5'5" (1.83 x 1.66)



## Road Map



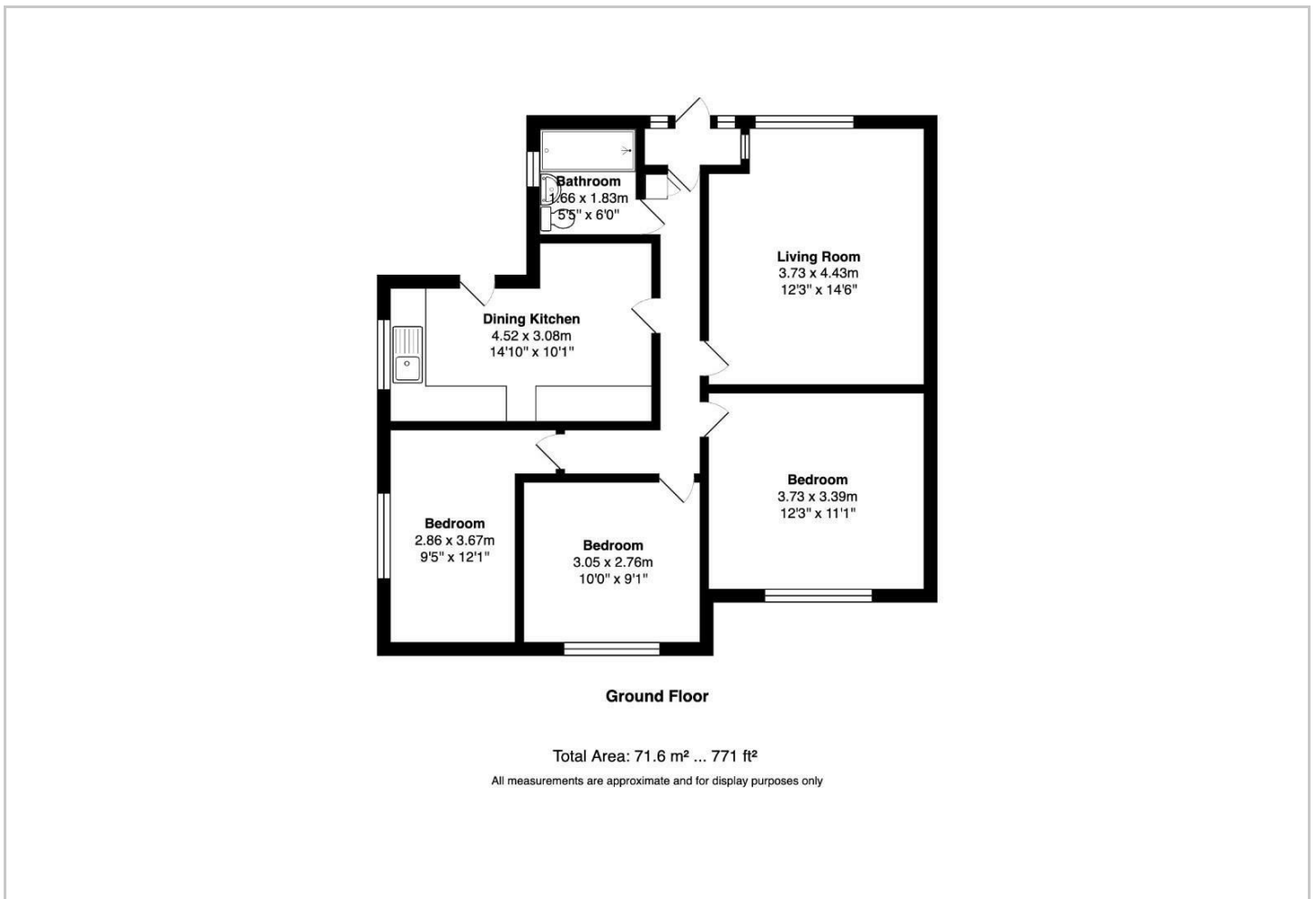
## Hybrid Map



## Terrain Map



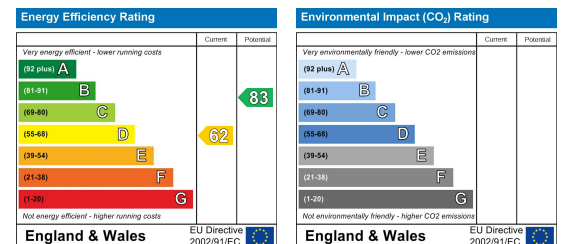
## Floor Plan



## 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.