

# HUNTERS<sup>®</sup>

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## Chaucer Grove

Pudsey, LS28 9DW

£230,000



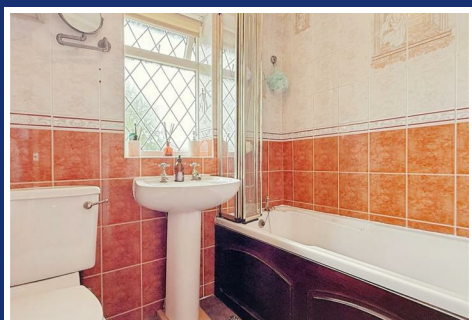
Council Tax: B



# 2 Chaucer Grove

Pudsey, LS28 9DW

£230,000



- Well-presented semi-detached house
- Bright living room with fireplace
- Dining kitchen with a separate downstairs WC
- Two double bedrooms with wardrobes
- Decked garden with BBQ area
- Two outdoor storage sheds included
- Conservatory overlooking rear garden
- Close to Pudsey town centre amenities
- Excellent rail and bus transport links

This well-presented two-bedroom semi-detached home enjoys a pleasant cul-de-sac position close to the heart of Pudsey, offering a warm, welcoming feel and plenty of potential for first-time buyers, young families or anyone looking to make a home their own.

The ground floor comprises a light and airy LIVING ROOM filled with natural light, creating the perfect space to relax with family or entertain guests. Featuring a charming fireplace and ample room for furnishings, this cosy living area flows seamlessly into the CONSERVATORY and out onto the GARDEN, making it ideal for everyday family life and summer gatherings alike.

The KITCHEN is both practical and inviting, offering a range of high and low storage units, an oven and hob, space for appliances and space for a DINING area where family meals can be enjoyed together. With plenty of natural light and access to the convenient downstairs WC, the kitchen provides a functional yet homely hub of the property.

Upstairs, the property offers two DOUBLE BEDROOMS, both benefiting from built-in wardrobes and providing comfortable, peaceful spaces to unwind. The family BATHROOM is fitted with a shower over bath, sink, toilet and partially tiled finishes, offering practicality for busy households.

Externally, the REAR GARDEN has been designed with entertaining and family enjoyment in mind. The decking area provides the perfect spot for outdoor dining or summer evenings with loved ones. Two storage sheds provide excellent additional storage for gardening equipment, bikes or outdoor furniture. The garden offers a safe and enjoyable environment for children and pets to play, while still being easy to maintain.

The property is ideally situated within easy reach of Pudsey's wide range of local amenities, including independent shops, cafés, supermarkets and everyday services found in Pudsey town centre and the surrounding high streets. The area has a strong sense of community and is popular with families thanks to its excellent local schools, nearby parks and green spaces, perfect for weekend walks and outdoor activities.

For commuters, the property benefits from excellent transport connections, with New Pudsey railway station providing regular services into Leeds and Bradford, while local bus routes offer convenient access to surrounding towns and villages. Combining comfortable living with a welcoming family feel and a highly convenient location, this lovely home presents an excellent opportunity for buyers seeking a property ready to move straight into.

Tel: 0113 257 6198

## KITCHEN

16'3" x 9'10" (4.96m x 3.00m)

## LIVING ROOM

19'4" x 11'4" (5.90m x 3.47m)

## CONSERVATORY

8'0" x 8'0" (2.45m x 2.45m)

## WC

7'3" x 4'1" (2.21m x 1.26m)

## HALLWAY

## LANDING

## BEDROOM ONE

14'0" x 9'6" (4.28m x 2.90m)

## BEDROOM TWO

11'0" x 9'7" (3.36m x 2.93m)

## BATHROOM

6'3" x 4'11" (1.93m x 1.52m)



## Road Map



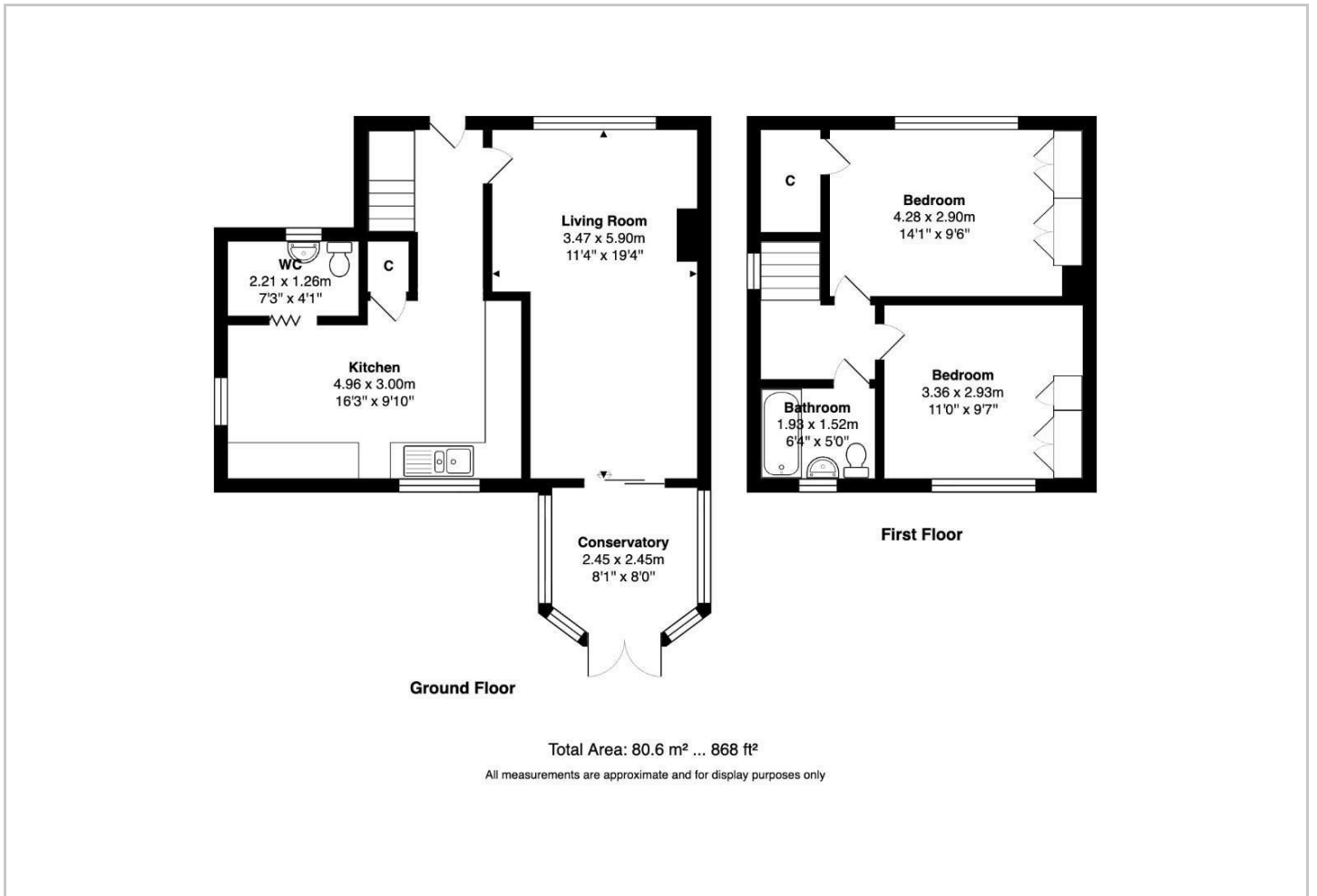
## Hybrid Map



## Terrain Map



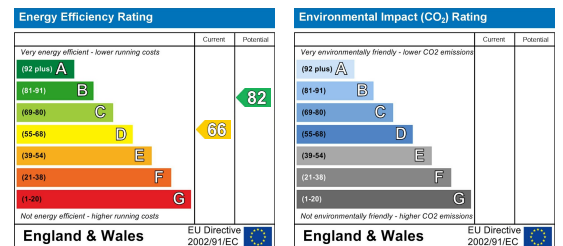
## Floor Plan



## 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.