

HUNTERS[®]

HERE TO GET *you* THERE



Leeds & Bradford Road

Stanningley, Pudsey, LS28 6PE

£200,000



Council Tax: B



713 Leeds & Bradford Road

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£200,000



- Stylish three-bedroom townhouse
- Block paved parking for two cars with EV charger
- Fantastic location with excellent links to Leeds
- Move-in ready to enjoy from day one!
- Close to Rodley's popular canalside walks
- Modern kitchen diner to rear
- Bay-fronted living room with garden outlook
- Lawned garden with mature hedging and timber fencing
- Nearby schools, Stanningley park and amenities

A star buy for first-time buyers and couples this modern townhouse boasts stylish interiors, a generous private garden and parking for two cars, this three-bedroom townhouse is a great home in an ideally placed location. Enjoying a Pudsey postcode and positioned between Leeds & Bradford Road and Broad Lane, it brings together everyday practicality, comfortable living space and excellent access to the amenities around Stanningley.

Local shops and services are close at hand, with Stanningley Primary School on Leeds & Bradford Road and further schooling options in the surrounding area. Bus connections, access to Bramley railway station and links to the ring road and Stanningley Bypass make this a convenient base for travel towards Leeds and Bradford. Leafy Stanningley Park is also a one minute walk away, giving you green space on the doorstep.

The property can be approached from either side, allowing you to choose the entrance that best suits your routine. On the Broad Lane side, a block-paved driveway provides parking for two cars side by side, complemented by an electric vehicle charging point. From here, you can step straight into the kitchen, making unloading shopping particularly convenient.

The kitchen offers an attractive combination of shaker-style cabinetry, tiled splashbacks and an integrated oven, with herringbone-effect flooring adding a stylish finish. Blinds complete the space, while the open-plan dining area provides room to sit down together, entertain friends or enjoy a relaxed breakfast. A substantial walk-in storage space is a particularly useful addition, providing plenty of room for everyday household items and helping keep the main living areas clear. There may also be scope to create a downstairs WC here, subject to suitable drainage, any necessary approvals and the layout working for your needs.

To the garden side, the charming bay-fronted living room enjoys a lovely outlook over the private outdoor space. A gas fire creates a welcoming focal point, while wood-effect flooring, blinds and neutral decoration give the room a comfortable feel that is ready to enjoy from day one. The bay window adds character and brings in natural light. A separate entrance vestibule keeps the staircase partitioned from the living room, with carpeted stairs rising to the first-floor landing.

Upstairs, there are two double bedrooms, a generous single bedroom and a family bathroom. The double bedrooms sit to the front and rear, both finished in a neutral style and offering flexibility when choosing your main bedroom. The garden-facing room is slightly larger and enjoys an attractive outlook across the garden towards leafy Stanningley Park. The third bedroom makes a lovely single room, with useful storage over the stair bulkhead. It would also work well as a home office or study for anyone working from home.

Outside, the generous lawned garden is framed by mature hedging and timber fencing, creating a private, enclosed space for relaxing, gardening or spending time with family. A timber gate provides access onto Leeds & Bradford Road, as oppose to the driveway entrance on the Broad Lane side.

With three well-proportioned bedrooms, excellent storage, a sociable dining kitchen and a garden to enjoy, this is an exciting opportunity for buyers looking for a practical, welcoming home with so much close at hand. An early viewing is highly recommended!

Tel: 0113 257 6198

DINING KITCHEN
13'5" x 10'10" (4.10m x 3.32m)

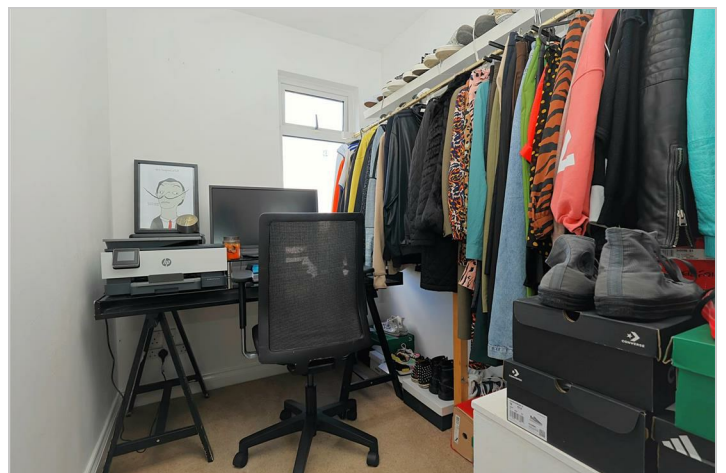
LIVING ROOM
14'6" x 13'5" (4.42m x 4.10m)

BEDROOM ONE
12'6" x 10'4" (3.83m x 3.15m)

BEDROOM TWO
10'6" x 10'4" (3.22m x 3.15m)

BEDROOM THREE
9'6" x 5'11" (2.91m x 1.81m)

BATHROOM
7'8" x 5'8" (2.35m x 1.75m)



Road Map



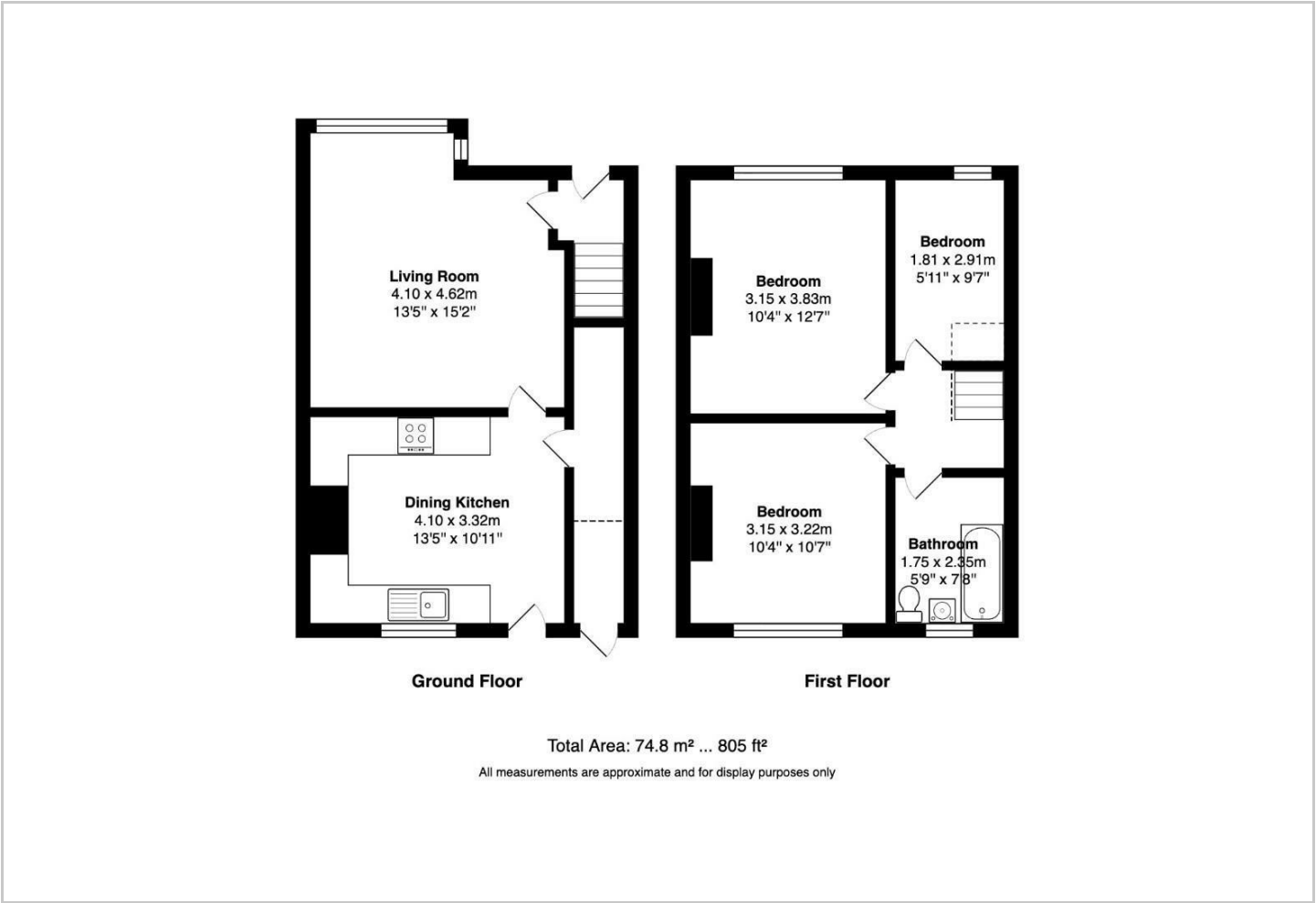
Hybrid Map



Terrain Map



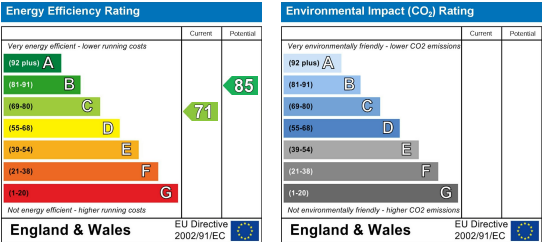
Floor Plan



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.