

# HUNTERS®

HERE TO GET *you* THERE



## Littlemoor View

Pudsey, Leeds, LS28 9LX

Asking Price £290,000



Council Tax: C





# 33 Littlemoor View

Pudsey, Leeds, LS28 9LX

Asking Price £290,000



- Beautiful semi-detached home
- Three substantial bedrooms
- Gorgeous open-plan kitchen diner
- Contemporary finish throughout
- Valley views from balcony seating
- Low maintenance garden with patio
- Block paved drive and garage parking available
- Fresh bathroom suite
- Ideal Pudsey location in a quiet cul-de-sac
- Nearby amenities, schools and walking routes

Welcome to this immaculate, SEMI-DETACHED home situated in a desirable Pudsey location. For sale now, this property has an array of GORGEOUS features that make it a fantastic prospect for families and couples alike.

The home boasts THREE well-sized bedrooms. The main bedroom is a spacious double, currently housing a king bed, with fitted wardrobes and a vanity desk. The second bedroom, another comfortable double, offers fantastic REAR VIEWS over the leafy valley outlook. The third bedroom, a versatile and charming single room, could also serve as a potential HOME OFFICE. This house also features a bright and fresh BATHROOM with a bath and overhead shower, heated towel rail, and beautifully tiled walls.

The heart of the home is the OPEN-PLAN KITCHEN DINER is finished to an excellent standard, with tasteful wall & base units, under unit lighting, an integrated microwave, and a BOSCH oven. The kitchen also has the added benefit of STUNNING BALCONY made of COMPOSITE DECKING to provide an impressive seating area with gorgeous views.

The LIVING ROOM is beautifully maintained, featuring double doors from the kitchen, and bathed in sunshine, with a cosy gas fire for the winter months. It offers the flexibility to be remain separate with glass doors if required.

The property also benefits from a low-maintenance GARDEN with cute seating areas at the front and back, perfect for relaxing or entertaining. It also includes a brick-built GARAGE and block paved drive for convenient off-street PARKING. There is also the handy addition of a low under house storage area, providing another secure space for storage.

Located in a QUIET CUL-DE-SAC with elevated valley views, this house has excellent public transport links and is in close proximity to local schools and walking routes. With a council tax band of C and an EPC rating of C, this 'READY TO MOVE INTO' property is waiting for you to make it your own.

Tel: 0113 257 6198

## ENTRANCE HALL

## KITCHEN DINER

18'8" x 10'4" (5.69 x 3.17m)

## BALCONY SEATING

## LIVING ROOM

11'4" x 12'0" (3.47 x 3.67m)

## LANDING

## BEDROOM ONE

11'3" x 12'4" (3.43 x 3.77m)

## BEDROOM TWO

11'3" x 10'3" (3.43 x 3.13m)

## BEDROOM THREE

6'10" x 7'7" (2.10 x 2.33m)

## BATHROOM

7'11" x 5'4" (2.43 x 1.63m)

## GARDENS & DRIVE

## GARAGE



Road Map



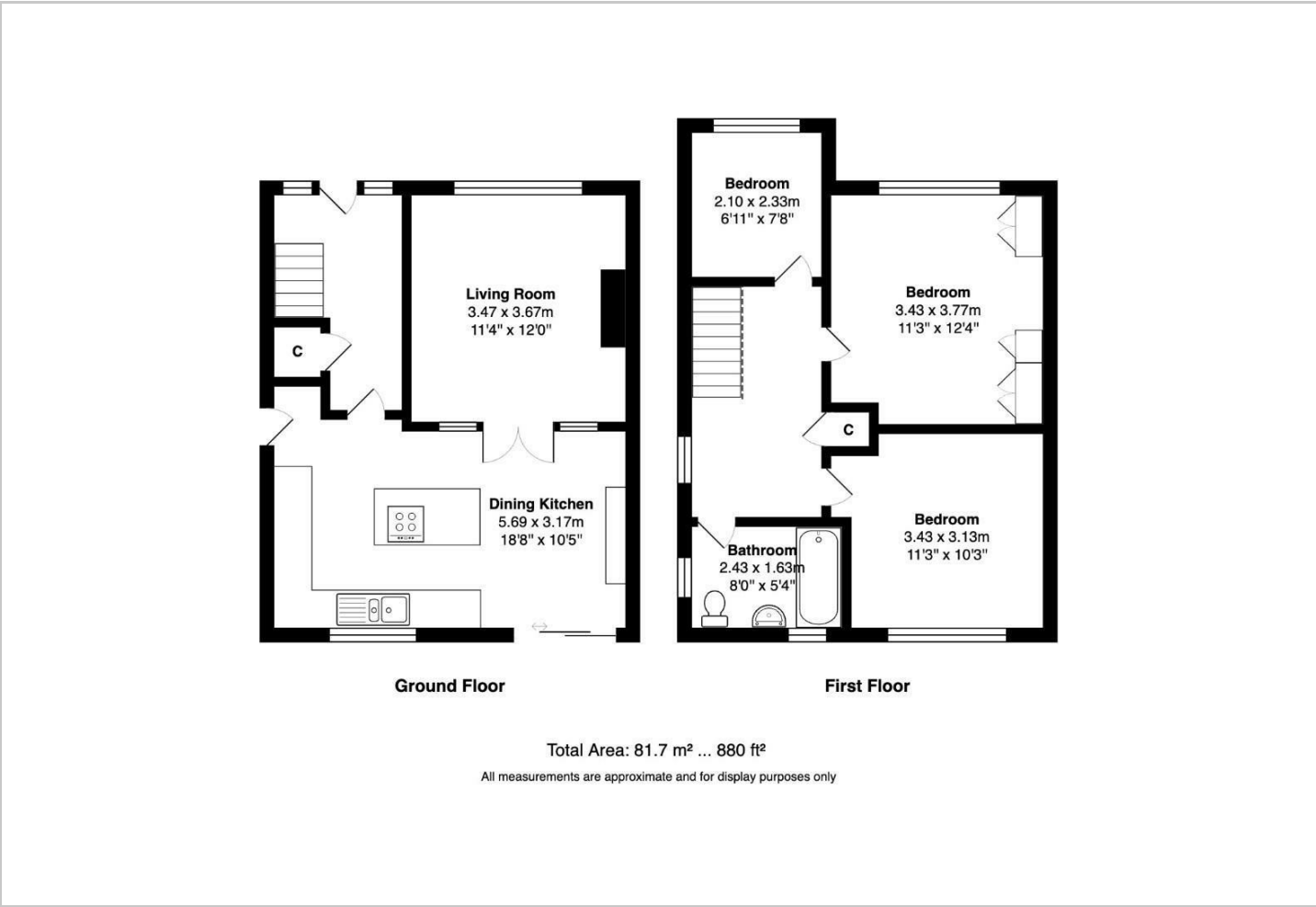
Hybrid Map



Terrain Map



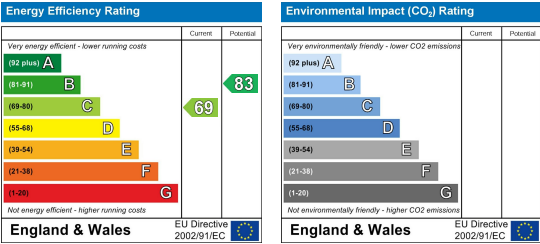
Floor Plan



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.