

HUNTERS®

HERE TO GET *you* THERE



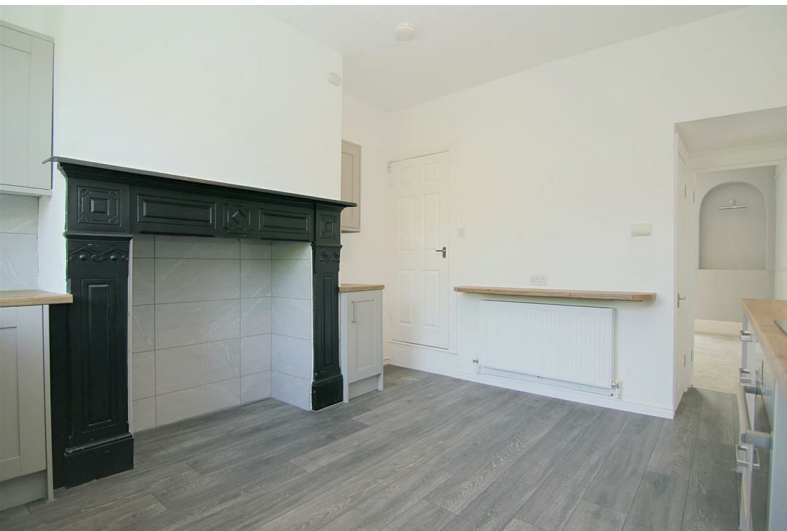
Roker Lane

Pudsey, LS28 9NB

Chain Free £245,000



Council Tax: A



75 Roker Lane

Pudsey, LS28 9NB

Chain Free £245,000



- CHAIN FREE SALE!
- Newly refurbished as of 2025
- Three inviting bedrooms
- Beautiful views to the rear
- New kitchen diner with period mantle
- Gorgeous reception room with conservatory extension
- Spa-like bathroom installed as new
- Freshly decorated and blank canvas
- Private south-facing garden to the rear
- Ideal location for first-time buyers and families

Welcome to this beautifully REFURBISHED property, a place that instantly feels like home, nestled in a much sought-after location. This property is brimming with unique features and has recently undergone a brand-new refurbishment in 2025. Awaiting you is a BLANK CANVAS, ready for you to create your perfect home.

Step into the spacious LIVING ROOM, adorned with traditional coving, plush carpets, and a cast-iron fireplace. This room is a haven of comfort, exuding warmth and a welcoming ambience. It also provides access to the CONSERVATORY, a serene spot that provides additional accommodation and boasts gorgeous views to the rear.

The KITCHEN, also new as of 2025, is a food lover's dream with its tiled flooring, period mantle, and double oven. Here, you'll find great space for dining and plenty of storage, turning meal preparation into a joyous event.

The house offers THREE inviting bedrooms. The first, a large double, can be the main bedroom situated on the first floor. It's an oasis of tranquillity, with fitted wardrobes and benefits from the amazing VIEWS of greenery to the rear. The second bedroom, also on the first floor, is a well-sized single room, making it a fantastic HOME OFFICE. The third bedroom is a fantastic size room on the top floor and can serve as the main if preferred, with additional eaves storage and two Velux windows.

Relax and unwind in the contemporary tiled BATHROOM suite. It's a spa-like retreat, complete with a heated towel rail and a white three-piece suite.

This property is PERFECTLY suited for first-time buyers, couples and families. With close proximity to public transport links, local amenities, and green spaces, it's a place where convenience meets comfort. Don't miss this FANTASTIC opportunity to make this house your home and book a viewing today!

Tel: 0113 257 6198

KITCHEN DINER

11'11" x 13'2" (3.64 x 4.03m)

LIVING ROOM

11'11" x 13'1" (3.64 x 4.01m)

CONSERVATORY

9'8" x 9'10" (2.95 x 3.00m)

LANDING

BEDROOM ONE

11'11" x 13'4" (3.64 x 4.07m)

BEDROOM TWO

6'9" x 9'9" (2.07 x 2.98m)

BATHROOM

4'7" x 9'9" (1.41 x 2.98m)

BEDROOM THREE

11'10" x 18'10" (3.61 x 5.75m)



Road Map



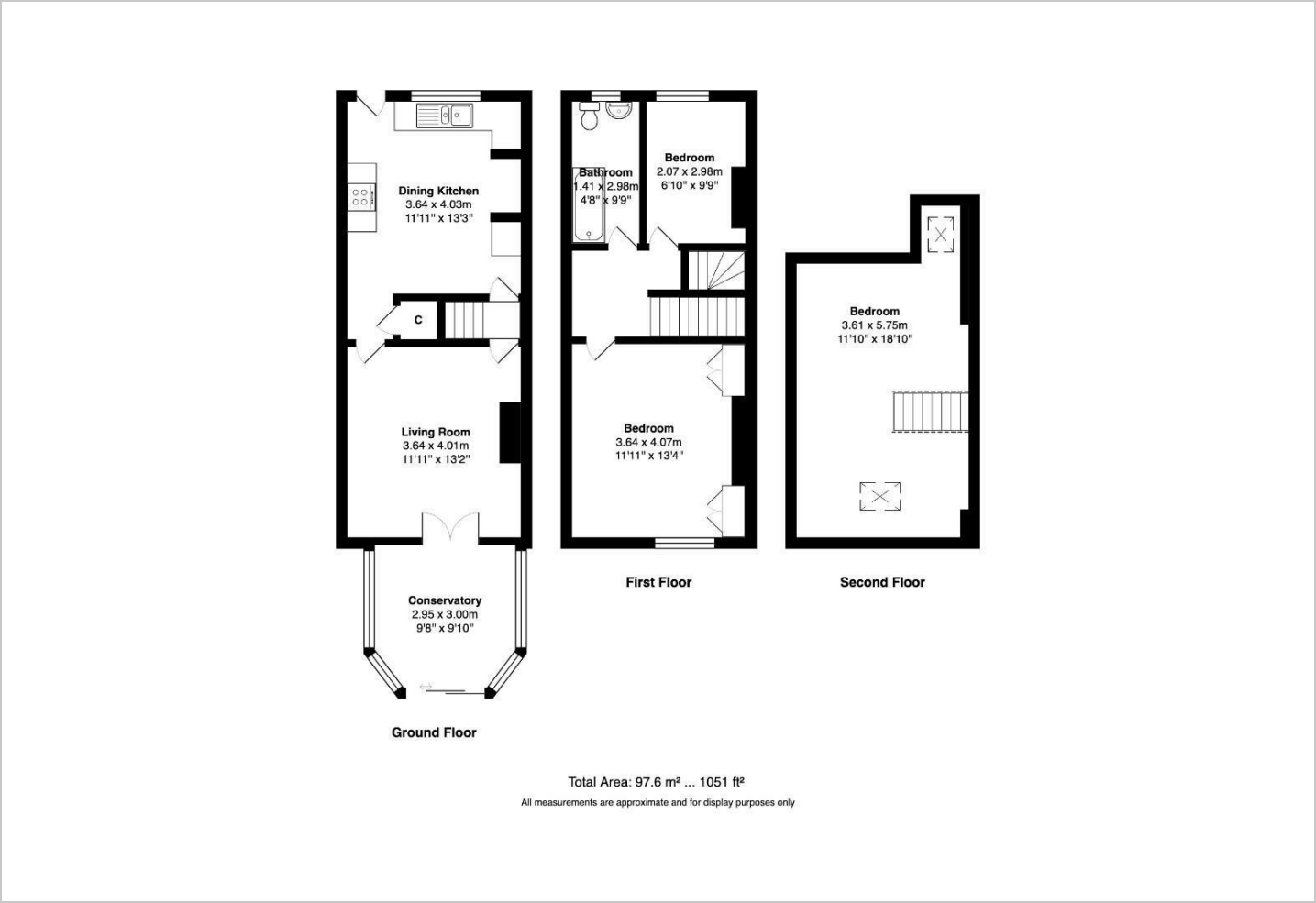
Hybrid Map



Terrain Map



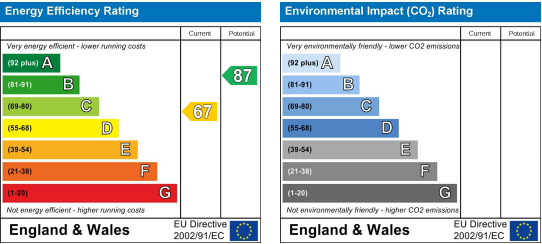
Floor Plan



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.