

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oakroyd Terrace

Pudsey, LS28 7QQ

£180,000



Council Tax: B



# 13 Oakroyd Terrace

Pudsey, LS28 7QQ

£180,000



- Stone through terraced house
- Well presented throughout
- Enclosed rear garden area
- Located close to Pudsey town centre
- Perfect first time buyers home
- Accommodation over three floors
- Third bedroom in attic space
- Spacious living room
- Kitchen/diner
- White bathroom suite

Hunters are pleased to offer a WELL PRESENTED and SPACIOUS THROUGH TERRACE arranged over three floors offering ample SPACE and FLEXIBLE LIVING ACCOMMODATION. This property oozes CHARACTER and briefly comprises of a COMFORTABLE LIVING ROOM and MODERN FITTED DINING KITCHEN having access to the rear courtyard area. To the first floor is a GREAT SIZED BEDROOM, third bedroom/dressing room and house bathroom. The second floor accommodates a FANTASTIC ATTIC BEDROOM with plenty of loft eaves storage.

Please note: the property, being an older terraced house, includes a bedroom within the roof space. This accommodation may not comply with current Building Regulations, and prospective purchasers should satisfy themselves as to its suitability and compliance with the current regulations.

OUTSIDE offers a paved REAR GARDEN with a sunny aspect, perfect for sitting out and relaxing. The property is situated on a NO THROUGH ROAD and is LOCATED CLOSE TO Pudsey Town Centre that offers a vast range of LOCAL FACILITIES including schools for all ages, shops, cafés, bars and restaurants. Pudsey Park is CENTRALLY LOCATED in the town; a short walk from the property and offers a children's playground and FABULOUS GARDENS. There is out-of-town shopping also available and is found at the nearby OWLCOTES SHOPPING CENTRE which offers both Asda and Marks & Spencer Superstore, with bus links and New Pudsey Railway Station also being close by. Internal inspection is ESSENTIAL to appreciate the SIZE and QUALITY of accommodation that is on offer.

Pudsey, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

## KITCHEN/DINER

13'5" x 7'11" (4.09 x 2.41)

## LIVING ROOM

## BEDROOM ONE

13'4" x 11'1" (4.06 x 3.38)

## BEDROOM TWO

8'9" x 8'7" (2.67m x 2.64m)

## BATHROOM

7'6" x 6'7" (2.29 x 2.01)

## ATTIC ROOM

15'5" x 9'6" (4.70m x 2.92m)

## REAR COURTYARD



## Road Map



## Hybrid Map



## Terrain Map



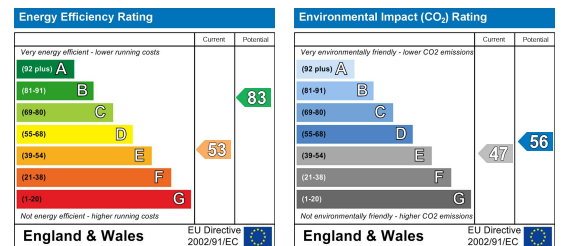
## Floor Plan



## 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.