

HUNTERS[®]

HERE TO GET *you* THERE



Standale Avenue

Pudsey, LS28 7JE

£195,000



Council Tax: A



72 Standale Avenue

Pudsey, LS28 7JE

£195,000



- Two-bedroom semi-detached home
- Dual-aspect living room with multifuel log burner
- Impressive plot with generous outdoor space and potential
- Two generous double bedrooms
- Kitchen with integrated oven and useful side utility
- Bathroom with separate bath and separate shower
- Convenient Pudsey location close to shops, amenities
- Excellent links to Leeds & Bradford
- Council tax band: A

This two-bedroom semi-detached house is for sale in a convenient Pudsey location and sits on an impressive plot offering generous outside space and parking, making it an excellent opportunity for first-time buyers or anyone looking for a home with potential to personalise.

Inside, the main reception room is a bright dual-aspect living space with pleasant views over the garden. A multifuel log burner provides a cosy focal point, creating a welcoming atmosphere and making the room ideal for relaxing or entertaining.

The kitchen is fitted with wood-effect wall and base units, tiled splashbacks and an integrated oven, with good storage throughout. A useful side utility space adds further practicality and provides additional room for laundry or storage.

Upstairs, there are two impressive double bedrooms. The main bedroom benefits from an over stair walk-in wardrobe along with fitted mirrored wardrobes, offering excellent storage. The second bedroom is another well-proportioned double positioned to the rear of the property and enjoys a pleasant outlook over the garden. Both bedrooms provide a great blank canvas for buyers to personalise and create their own style.

The bathroom is clean and bright, finished with white tiled walls and offering both a separate bath and separate shower, making it practical for everyday use.

Externally, the property occupies a great-size plot with generous outside space that offers plenty of scope for buyers to shape the garden and outdoor areas to their own needs. The space also allows for off-street parking and includes space for a garage. There is also externally accessed underfloor storage, along with internal loft storage, providing further practical space.

The property is well positioned close to Pudsey town centre, where a range of shops, cafés and everyday amenities can be found. Pudsey Park is also nearby, providing attractive green space for walks and leisure time. For commuters, New Pudsey railway station is within easy reach, offering convenient rail links into Leeds, Bradford and surrounding areas. The property is currently in council tax band A.

Tel: 0113 257 6198

KITCHEN

10'2" x 7'6" (3.11m x 2.30m)

LIVING ROOM

19'2" x 11'5" (5.86m x 3.50m)

UTILITY ROOM

10'11" x 5'4" (3.35m x 1.63m)

BEDROOM ONE

14'1" x 8'10" (4.31m x 2.70m)

BEDROOM TWO

11'1" x 9'10" (3.39m x 3.00m)

BATHROOM

7'7" x 5'6" (2.32m x 1.68m)



Road Map



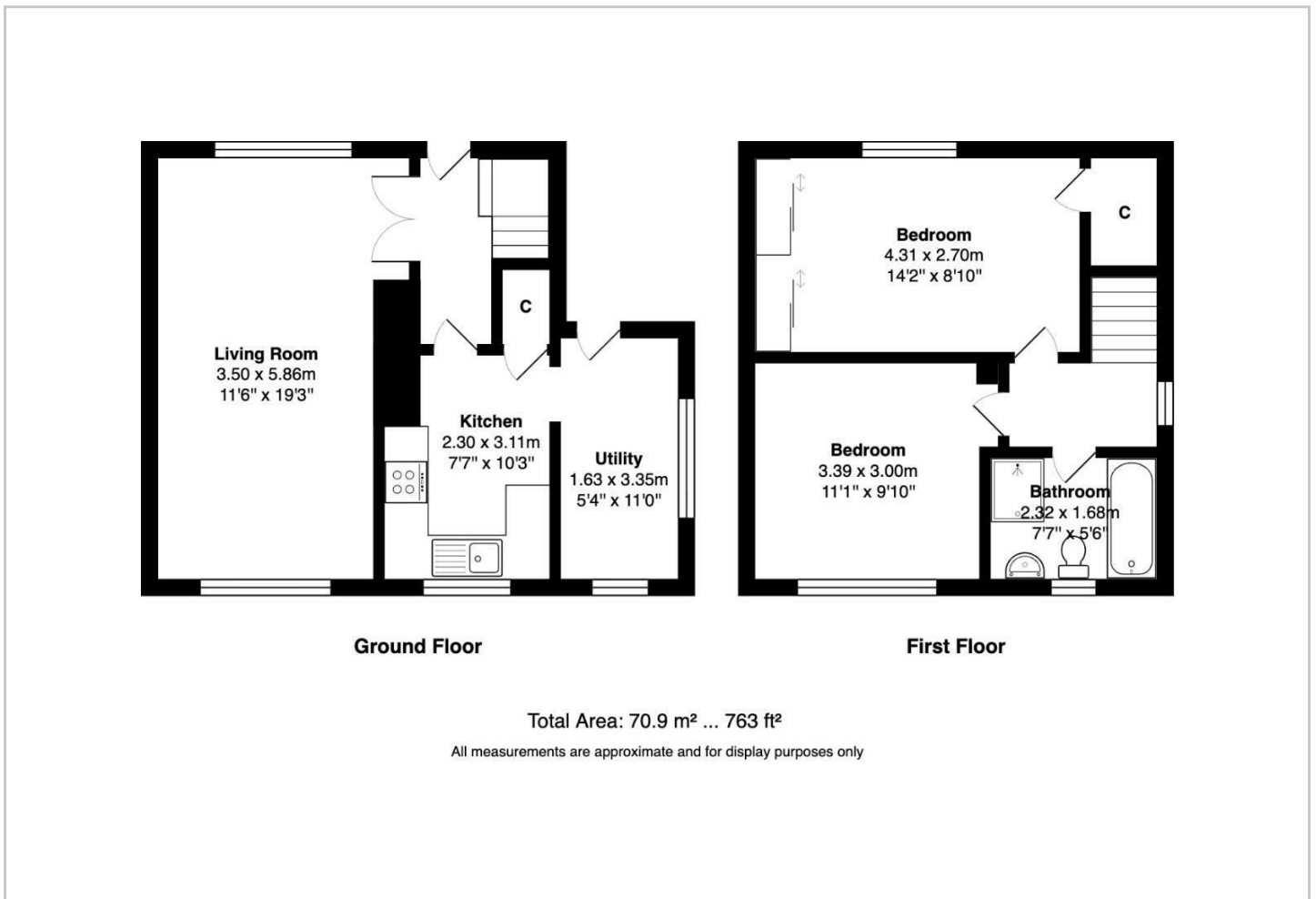
Hybrid Map



Terrain Map



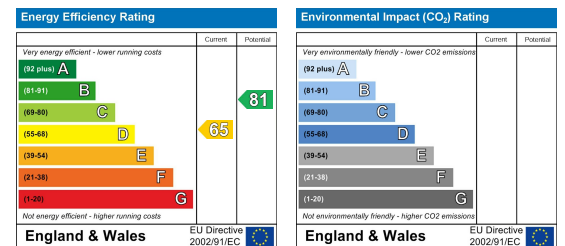
Floor Plan



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.