

HUNTERS[®]

HERE TO GET *you* THERE



Chaucer Avenue

Pudsey, LS28 9BW

£210,000



Council Tax: B



1B Chaucer Avenue

Pudsey, LS28 9BW

£210,000



- Beautifully cared-for three-bedroom home
- Ideal for first-time buyers, downsizers and families
- Convenient central Pudsey location
- Two double bedrooms and versatile third bedroom
- Open-plan kitchen with separate defined dining area
- Garden and garage with power
- Neutral and well-presented throughout
- Comfortable reception room with gas fireplace
- Thoughtfully porch extension with power
- EPC rating C and Council Tax Band B

Set in a convenient central Pudsey location, this beautifully cared-for three-bedroom home offers broad appeal, whether you are taking your first step onto the property ladder, looking to downsize or simply wanting to move for the excellent location. Well presented throughout in fresh, neutral tones, the property is ready to move into while still providing a blank canvas for any buyer to make their own.

The property has been thoughtfully extended to the front with a useful entrance porch, creating a welcoming and separate space before entering the main accommodation. Complete with power, it provides the perfect place for storing coats, shoes and everyday essentials.

From here, the ground floor opens into a comfortable reception room, finished in neutral décor and centred around a gas fireplace. Glazed double doors open through to the kitchen, allowing light to flow between the two spaces. The kitchen is fitted with a good range of wall and base units, tiled splashbacks, an integrated oven and gas hob, together with useful understairs storage. An open archway leads into a defined dining area, enjoying a pleasant outlook over the garden and direct access outside.

To the first floor, the principal bedroom is a generous double positioned at the front of the property, with two windows providing plenty of natural light and two fitted storage areas. The second bedroom is another well-proportioned double overlooking the rear garden, while the third bedroom offers a versatile single room that could also be used as a nursery, dressing room or home office.

The bathroom is fitted with a white suite comprising a P-shaped bath with shower over, vanity wash basin and WC, complemented by tiled walls and a heated towel rail.

Outside, the property benefits from a private and secure rear garden, enclosed by timber fencing and comprising a patio area and lawn. A leafy backdrop adds to the sense of privacy and creates an attractive setting for relaxing, entertaining or family use. A garage provides further valuable parking or storage.

Pudsey remains a popular and well-connected location, offering a wide choice of shops, supermarkets, cafés, bars and restaurants, together with highly regarded local schools and nearby parks and green spaces. Regular bus services and New Pudsey Railway Station provide convenient links into Leeds, Bradford and the surrounding areas.

With its turn-key presentation, neutral finish, generous bedrooms and excellent location, this is a home that could suit almost any buyer. Beautifully cared for and ready to enjoy from day one, it also provides a versatile blank canvas for the next owner to make their own. The property has an EPC rating of C and falls within Council Tax Band B.

Tel: 0113 257 6198

KITCHEN

10'5" x 6'2" (3.19m x 1.89m)

LIVING ROOM

13'10" x 12'10" (4.22m x 3.93m)

DINING ROOM

10'5" x 7'5" (3.19m x 2.27m)

BEDROOM ONE

13'10" x 8'7" (4.22m x 2.63m)

BEDROOM TWO

9'3" x 7'3" (2.83m x 2.23m)

BEDROOM THREE

6'11" x 6'2" (2.12m x 1.90m)

BATHROOM

7'3" x 5'1" (2.23m x 1.55m)

GARAGE

16'0" x 8'3" (4.88m x 2.54m)



Road Map



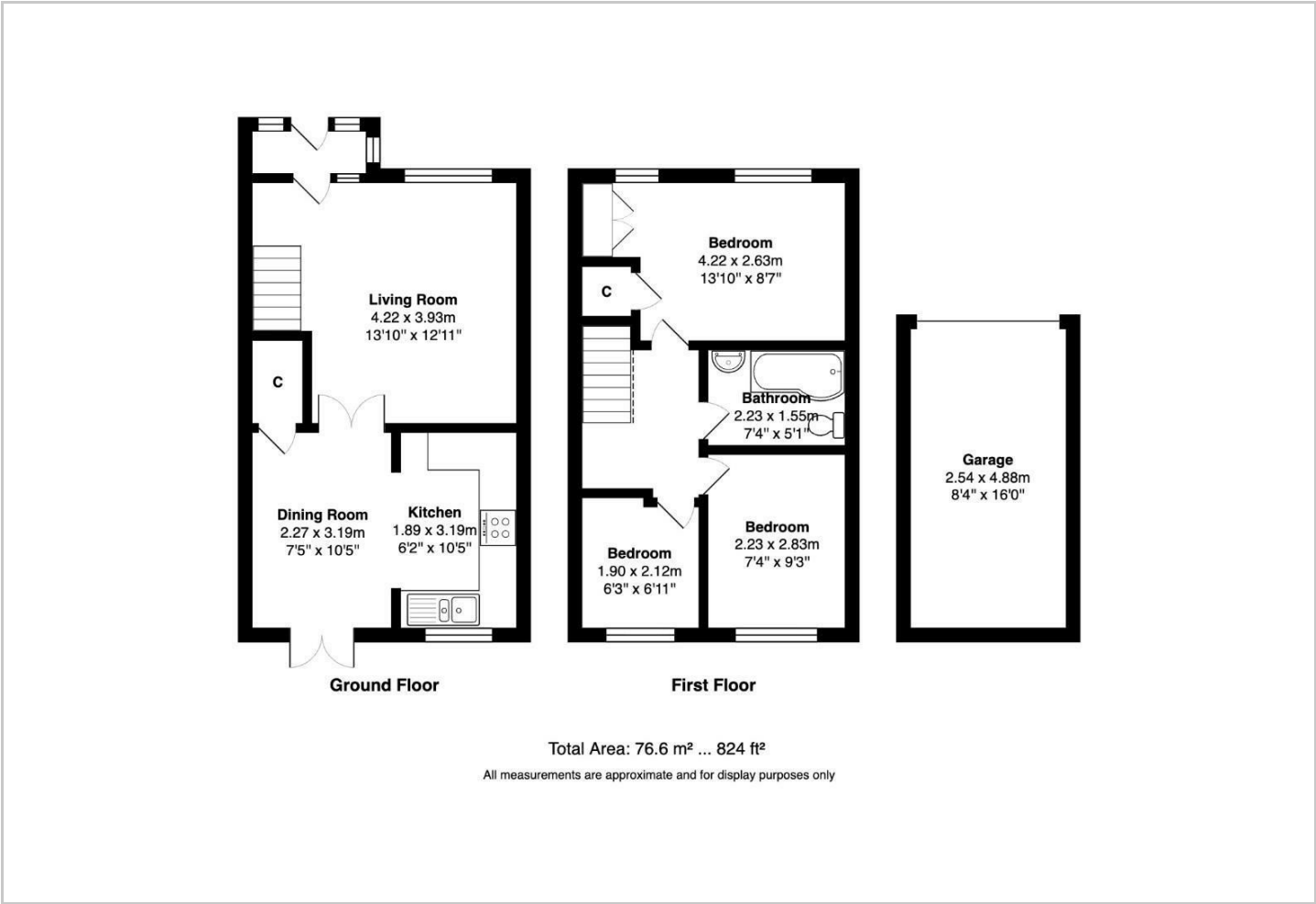
Hybrid Map



Terrain Map



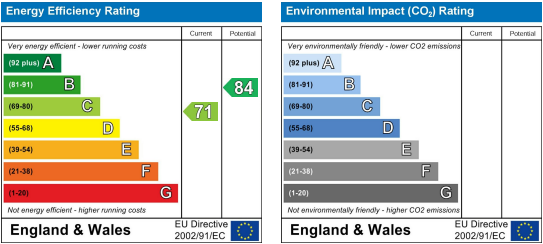
Floor Plan



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.