

HUNTERS®

HERE TO GET *you* THERE



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Carlton Avenue
Pudsey, LS28 7LR

Guide Price £260,000



Council Tax: C



2 Carlton Avenue

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- Modern three bedroom semi
- Rarely available Pudsey cul-de-sac location
- Contemporary kitchen diner and bathroom suite
- Beautiful landscaped garden with patio, astroturf and second seating area
- Peaceful no-through road with outlook over mature trees
- Summerhouse and impressive brick-built barbecue
- Two generous double bedrooms plus flexible third room
- Truly immaculate home with attractive kerb appeal
- Powered workshop garage ideal for hobbies and storage
- Highly sought after location - early viewing advised!

This immaculate THREE-bedroom semi-detached home is a RARE opportunity to secure a property in one of Pudsey's most sought-after cul-de-sacs. Homes on this quiet no-through road rarely become available, enjoying a peaceful setting with outlook over mature trees while remaining right in the heart of Pudsey centre. With lovely kerb appeal and a block-paved driveway providing off-street parking, this is a truly desirable location where **EARLY** viewing is strongly advised.

Inside, a bright and welcoming entrance hall sets the tone as you step in, finished with lovely décor, a modern radiator and **NATURAL LIGHT** that flows through the home. The separate front **LIVING ROOM** offers vibrant décor, plush carpets, fitted storage and a gas fire, creating a comfortable everyday living space.

To the rear, the **MODERN KITCHEN DINER** is both stylish and practical, fitted with grey wall and base units, full-height storage, an integrated dishwasher, and a cleverly hidden area for white goods. The adjoining dining area opens via **FRENCH DOORS** directly onto the **LANDSCAPED GARDEN**, creating an easy flow for family life and entertaining.

Upstairs, the landing is beautifully presented and includes a useful airing cupboard with radiator, ideal for towel storage. The **MAIN DOUBLE** sits to the front of the property with modern décor, deep wardrobe space and pleasant views over mature trees. A second generous double overlooks the rear garden and could equally serve as the principal bedroom, benefitting from fitted wardrobes and a peaceful outlook. The third bedroom is a fair-sized single, currently arranged as a **HOME OFFICE**, with fitted wardrobe and flexibility to use as a dressing room if preferred. The **BATHROOM** features a modern tiled suite with shower, frosted window, white WC and sink, complemented by dynamic mirror lighting.

Externally, the **GARDEN** has been beautifully landscaped with patio and astroturf, alongside a "secret" second patio area that's **PERFECT** for summer hosting and alfresco dining. A **SUMMERHOUSE** opens up to create a fantastic social space, complemented by an impressive **BRICK-BUILT BBQ** just outside. The **GARAGE** is set up as a powered workshop, ideal for hobbies while also providing excellent additional storage.

The property is alarmed and benefits from an EPC rating of C and Council Tax Band C.

With **PUDSEY** centre close by for shops, cafés and everyday amenities, along with well-regarded local schools and nearby green spaces including Pudsey Park, this is a fantastic opportunity to secure a superb home in a location that rarely becomes available. **ACT FAST**, properties in this sought-after cul-de-sac do not stay around for long!

DINING KITCHEN

16'7" x 8'11" (5.07m x 2.73m)

LIVING ROOM

13'5" x 10'6" (4.10m x 3.21m)

BEDROOM ONE

12'4" x 10'4" (3.77m x 3.16m)

BEDROOM TWO

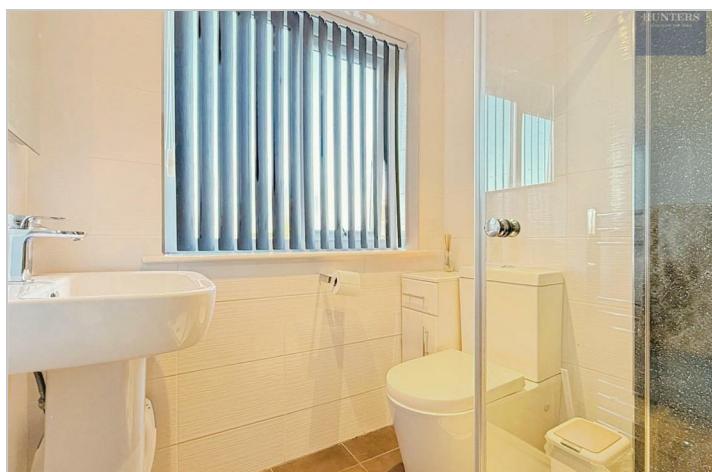
11'2" x 10'4" (3.41m x 3.16m)

BEDROOM THREE

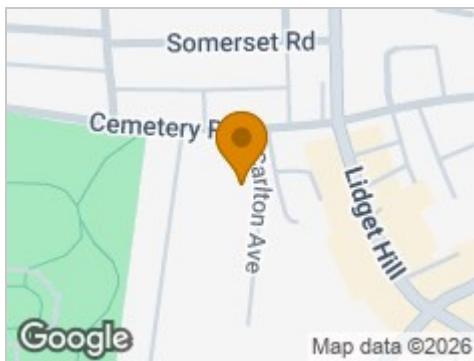
6'11" x 5'8" (2.12m x 1.75m)

BATHROOM

5'10" x 5'8" (1.79m x 1.75m)



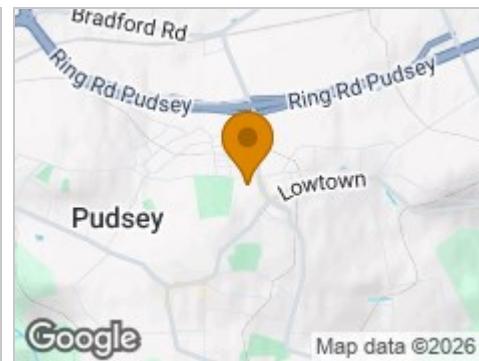
Road Map



Hybrid Map



Terrain Map



Floor Plan



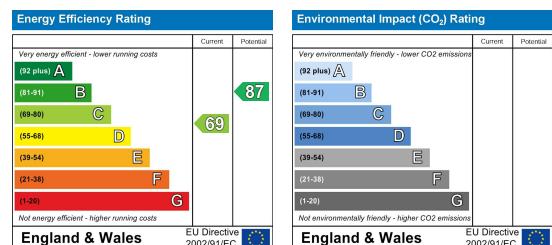
Total Area: 84.7 m² ... 912 ft²

All measurements are approximate and for display purposes only

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.