

HUNTERS®

HERE TO GET *you* THERE



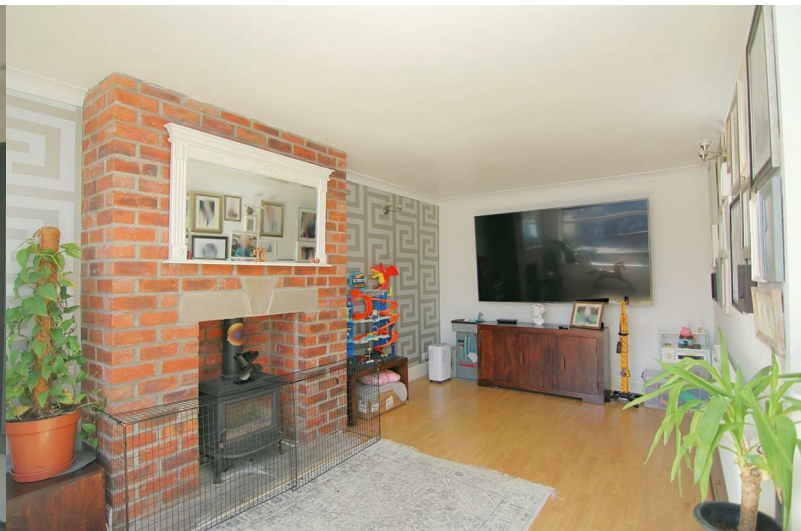
Ederoyd Crescent

Stanningley, Pudsey, LS28 7QU

£325,000



Council Tax: C



8 Ederoyd Crescent

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- Family sized semi detached
- Spacious extended family kitchen-diner
- Three double sized bedrooms
- High-spec Bosch appliances and LED lighting
- Modern bathroom with heated towel rail
- Low-maintenance landscaped rear garden
- Parking for multiple vehicles on driveway
- Near New Pudsey railway station
- Close to schools, shops and parks

This extended three-bedroom semi-detached house is for sale in a sought-after residential area of Pudsey, close to Stanningley, offering convenient access to local amenities, schools and transport links.

The property is in good condition throughout and opens to an ENTRANCE HALL with built-in storage and a downstairs WC. The main RECEPTION room features an exposed brick chimney, front bay window and log burner, creating a comfortable living space. To the rear, the extended family-sized KITCHEN/DINER provides dining space and is fitted with high gloss, handleless units and drawers, dual Bosch ovens, integrated dishwasher, gas hob with extractor, LED lighting and a further log burner.

Upstairs are three DOUBLE SIZED bedrooms, two with built-in wardrobes. The BATHROOM has a modern suite with shower over bath and a heated towel rail.

Outside, the low-maintenance landscaped rear garden includes block paving, astro turf and a concreted garden store. The block-paved frontage extends to the side of the house, offering parking for multiple vehicles.

The location provides access to public transport links, with New Pudsey railway station within easy reach, offering services towards Leeds and Bradford, and Stanningley and Pudsey bus routes connecting to surrounding areas. Nearby, Pudsey town centre offers supermarkets, shops and cafés, while local schools are accessible for families. There are walking and cycling routes in the vicinity, with green spaces and parks around Pudsey providing opportunities for outdoor recreation.

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

DINING KITCHEN

22'0" x 17'7" (6.71m x 5.37m)

LIVING ROOM

20'3" x 10'1" (6.18m x 3.08m)

DOWNSTAIRS WC

4'11" x 2'1" (1.51m x 0.66m)

BEDROOM ONE

14'8" x 12'0" (4.48m x 3.67m)

BEDROOM TWO

11'10" x 8'8" (3.61m x 2.65m)

BEDROOM THREE

11'10" x 8'2" (3.61m x 2.50m)

HOUSE BATHROOM

6'8" x 5'8" (2.05m x 1.73m)



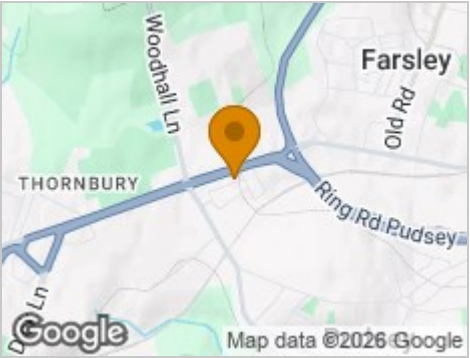
Road Map



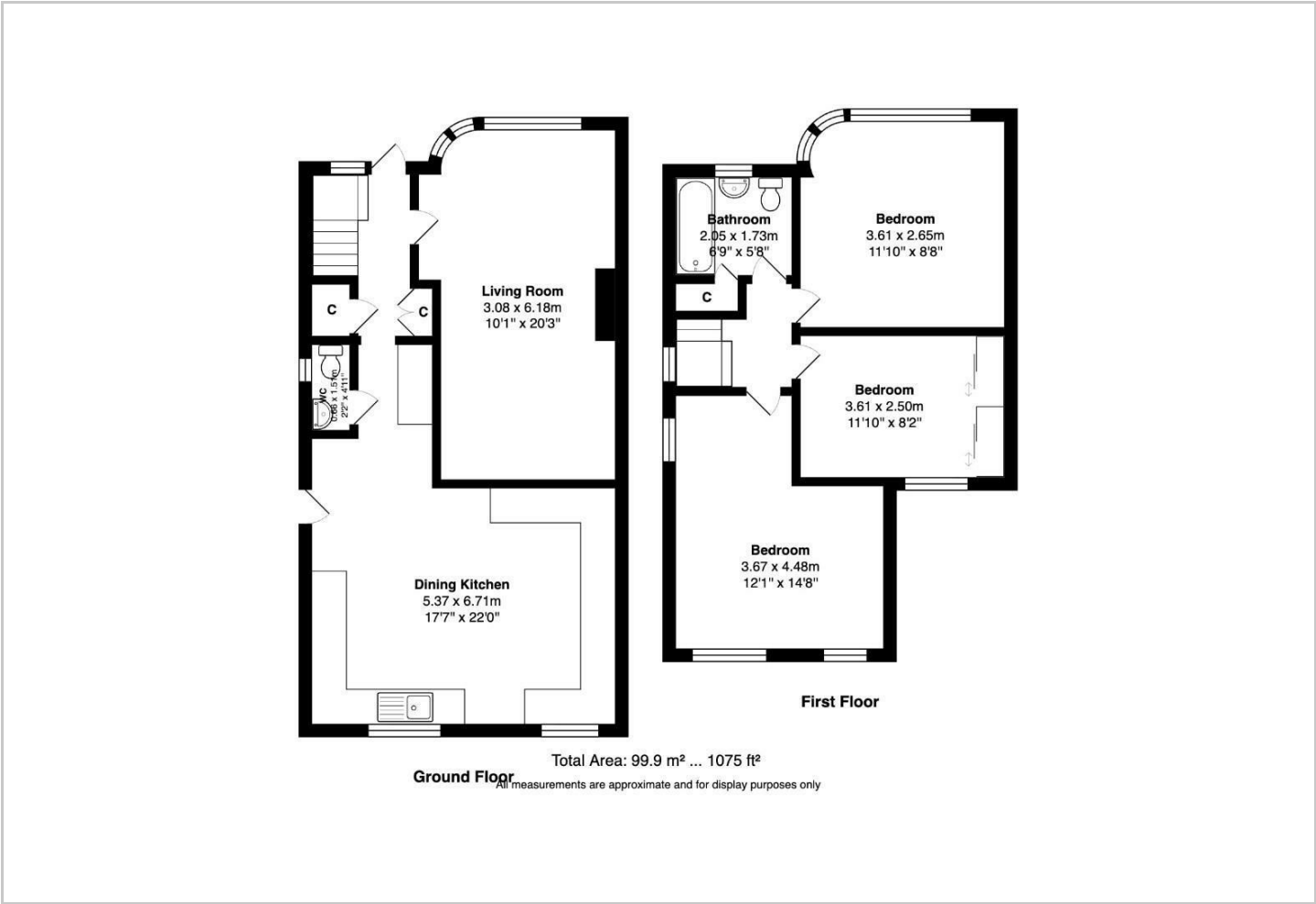
Hybrid Map



Terrain Map



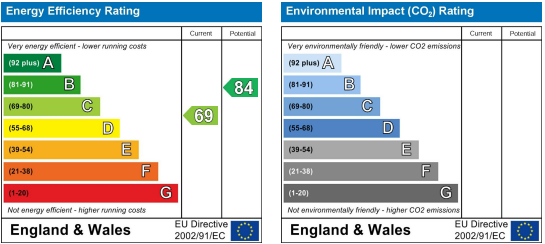
Floor Plan



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.