

# HUNTERS®

HERE TO GET *you* THERE



## Troydale Gardens

Pudsey, LS28 9JZ

£230,000



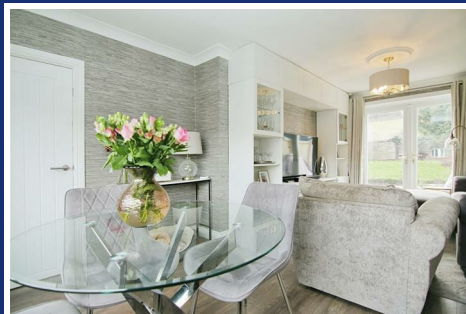
Council Tax: A



# 21 Troydale Gardens

Pudsey, LS28 9JZ

£230,000



- Immaculate condition
- Two charming bedrooms
- Flexible second reception room
- Main house bathroom and downstairs shower
- Semi rural with field views
- Modern kitchen design
- Off-street parking
- Private and secure garden
- Stunning finish throughout
- Council tax band A

This beautiful EXTENDED end terrace home features TWO versatile reception rooms, a modern kitchen, TWO charming bedrooms, and TWO bathrooms, offering a peaceful SEMI-RURAL living environment with field views, OFF-STREET PARKING, and convenient access to public transport and local amenities, making it ideal for first-time buyers, families, and couples.

Welcome to this STUNNING EXTENDED end terrace home that has been beautifully maintained and now up for sale. This home boasts of a MODERN kitchen, two charming bedrooms with an occasional room downstairs, a lovely second reception room and two fresh bathrooms. Boasting OFF-STREET PARKING and a SEMI-RURAL location with field views to the rear, this home has it all.

As you walk in, you will be greeted by a tastefully decorated LIVING ROOM that balances function and style with its lovely design. It provides a great space for a cosy living area and a dining space. The integrated media unit is a bonus and the French doors to the rear open to a fabulous garden with view of the field. The second reception room is highly versatile, offering a home office, lots of fitted storage, and access to a shower room. It also provides direct access to the garden for those sunny afternoon breaks.

The KITCHEN is a delight to behold with its stunning modern grey units and brushed steel handles. A dry store under the stairs offers additional storage and the garden view from the window is simply enchanting.

The house comprises TWO beautifully decorated bedrooms. The main bedroom is a double, large enough for a king sized bed, offering a lovely nature view and stunning decor. Bedroom two is equally stunning and larger in size, and could potentially be the main bedroom if preferred, offering storage over the stairs.

The main house BATHROOM is tiled, modern and features a bath. It's a fresh and relaxing space with a frosted window for privacy. The downstairs SHOWER ROOM, accessible from the occasional room, offers a corner shower and a heated towel rail. The bright and neutral tones of the tiled suite further enhance its appeal.

This home is ideally suited for first time buyers, families, and couples. With its tranquil SEMI-RURAL location, field views and no through traffic, it offers a peaceful living environment. Plus, the property is conveniently located near public transport links and local amenities. Council tax is in band A. Some of the unique features of this property include a field view to the rear, OFF-STREET PARKING, and an occasional room extension. This house is a gem in a sought-after location, waiting to be your perfect home.

Tel: 0113 257 6198

## KITCHEN

10'1" x 7'7" (3.09m x 2.32m)

## LIVING ROOM

19'3" x 11'5" (5.88m x 3.49m)

## DINING ROOM

11'11" x 8'6" (3.65m x 2.61m)

## SHOWER ROOM

8'6" x 4'9" (2.61m x 1.46m)

## BEDROOM ONE

14'2" x 8'10" (4.33m x 2.71m)

## BEDROOM TWO

11'10" x 10'0" (3.63m x 3.06m)

## BATHROOM

5'7" x 5'6" (1.71m x 1.69m )



Road Map



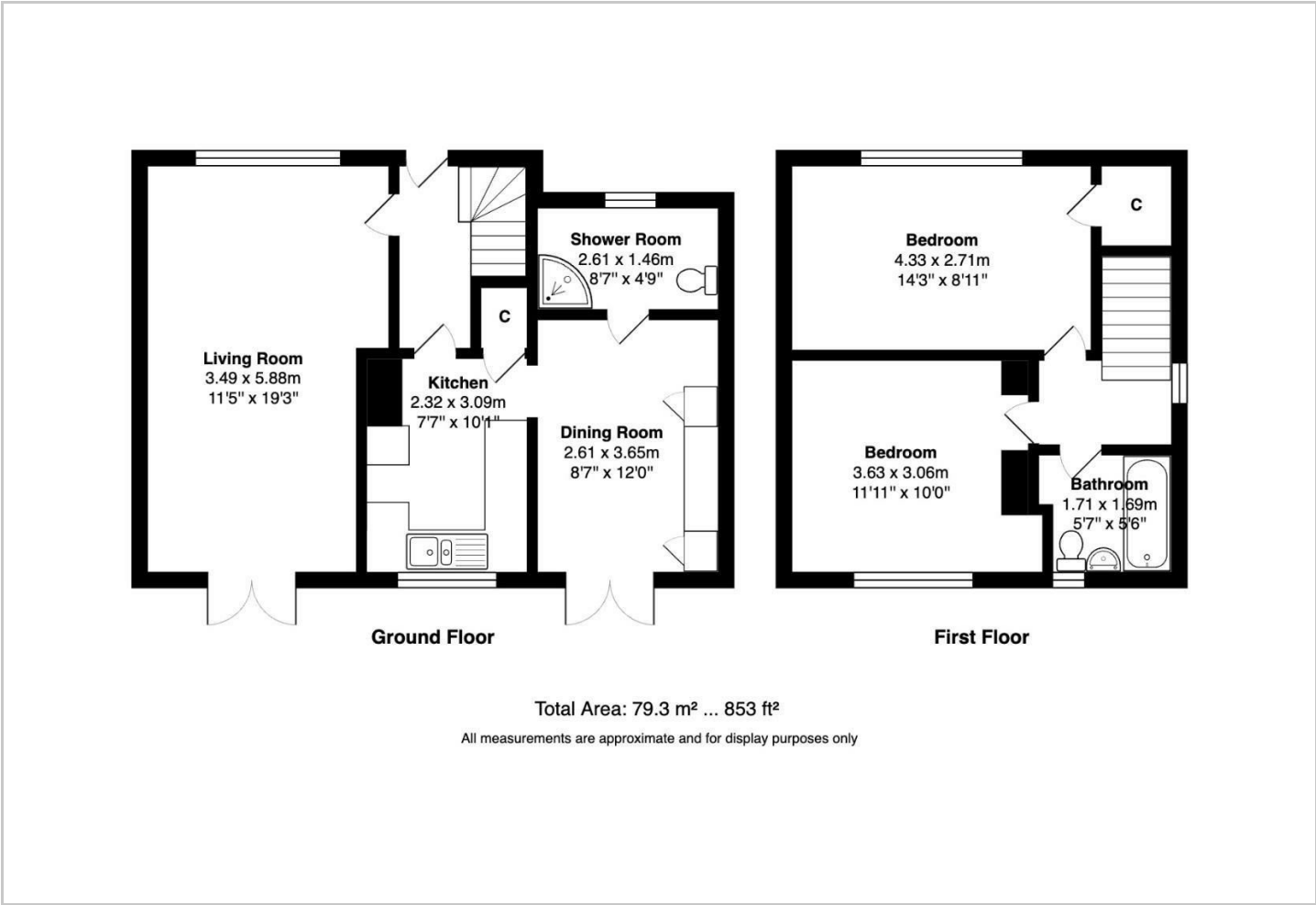
Hybrid Map



Terrain Map



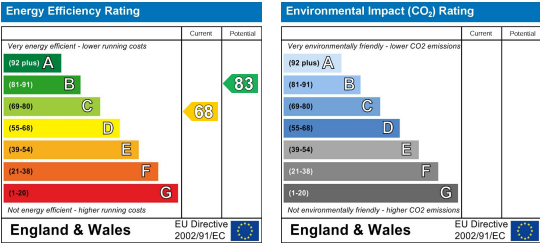
Floor Plan



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.