

HUNTERS[®]

HERE TO GET *you* THERE



Mount Pleasant Road

Pudsey, LS28 7AW

£264,500



Council Tax: B



12 Mount Pleasant Road

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£264,500



- Prime Pudsey location
- Three-bedroom semi-detached home
- Walking distance to town centre
- Fitted kitchen with integrated BOSCH oven
- Modern bathroom with underfloor heating
- South-facing garden plus powered outbuilding
- Two generous double bedrooms
- Versatile third bedroom or home office
- Driveway parking and alarm system
- Council tax band 'B'

Set in a PRIME Pudsey position, this neutrally decorated THREE-bedroom semi-detached home offers comfortable, well-proportioned living space that's ready to move straight into, while still giving buyers the chance to add their own personal touches.

The ground floor features a welcoming BAY FRONTED reception room, complete with HARDWOOD flooring and an ornate ceiling, providing a comfortable everyday living space and a lovely blank canvas for your own style. To the rear, the tasteful fitted KITCHEN includes MODERN sage wall and base units, wooden worktops, an integrated BOSCH oven and tiled splashbacks, with a pleasant outlook over the garden and useful side access.

Upstairs, the main front double BEDROOM is an impressive size with neutral décor and plush carpeting. The second double bedroom enjoys similar proportions, overlooks the garden and benefits from a fitted wall WARDROBE and hardwood flooring, again offering a versatile space ready for personalisation. Bedroom three is currently used as a HOME OFFICE, with fitted wardrobe storage over the bulkhead, and would also make a charming single bedroom or dressing room.

The modern tiled BATHROOM is finished in a clean, neutral style and includes UNDERFLOOR HEATING, a bath with shower over, white suite comprising bath panel, sink and W/C, along with blinds and a frosted window.

Outside, there is a SOUTH-FACING rear garden with patio and lawn, plus a powered OUTBUILDING currently used as a gym. To the front, a driveway provides off-street PARKING, and the property also benefits from an alarm system. Council Tax Band B.

Located in one of Pudsey's most POPULAR residential areas, the property sits within walking distance of Pudsey town centre, offering a wide range of local amenities, supermarkets, cafés and independent shops. Several well-regarded SCHOOLS are close by, making this a sought-after location for families, while fantastic LINKS to Leeds and wider areas are provided via the nearby ring road. Local parks and green spaces further enhance the appeal of this well-connected yet peaceful setting.

A lovely home in a fantastic location, IDEAL for buyers seeking something comfortable from day one, with scope to make it their own!

Tel: 0113 257 6198

KITCHEN

8'0" x 6'3" (2.44m x 1.92m)

LIVING ROOM

13'4" x 11'5" (4.08m x 3.50m)

DINING ROOM

11'5" x 11'3" (3.50m x 3.45m)

BEDROOM ONE

11'5" x 11'4" (3.48m x 3.46m)

BEDROOM TWO

11'4" x 11'3" (3.46m x 3.45m)

BEDROOM THREE

6'11" x 6'8" (2.11m x 2.05m)

BATHROOM

9'6" x 6'8" (2.90m x 2.05m)

OUTBUILDING

15'7" x 6'0" (4.76m x 1.83m)



