

# HUNTERS®

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## Wadlands Rise

Farsley, Pudsey, LS28 5JF

Offers Over £285,000



Council Tax: C





# 27 Wadlands Rise

Farsley, Pudsey, LS28 5JF

Offers Over £285,000



- Extended semi-detached bungalow
- Two double bedrooms
- Delightful rear garden
- Cosy reception room fireplace
- Well-equipped modern kitchen
- Off-road parking driveway
- Sought-after location
- PVC double glazing
- Combination gas ch system
- No chain is involved

This extended semi-detached bungalow, perfect for first-time buyers or downsizers, features an extended layout with two reception rooms, two double bedrooms, a well-equipped kitchen, a private garden, and a long driveway, all situated in a desirable location with convenient access to amenities and transport links.

We are delighted to present this charming semi-detached bungalow which is now available for sale. The property, in good condition, boasts an extended layout and is ideally suited for first-time buyers or those looking to downsize.

Inside, the bungalow consists of two reception rooms, two double bedrooms, a bathroom, and a kitchen. The first reception room is cosy and inviting, featuring a beautiful fireplace, an electric heater, and ceiling coving. The second reception room doubles as an occasional room or bedroom and provides direct access to the delightful rear garden.

The TWO bedrooms are of generous size. The first bedroom comes with built-in wardrobes, while the second boasts serene garden views. The BATHROOM is practically designed with a walk-in shower, vanity sink, toilet, and an electric shower.

The KITCHEN is well-equipped, featuring ample storage units, a built-in oven/hob, and space for both a washer and fridge freezer. Furthermore, the property is fitted with PVC double glazing and a combination gas central heating system.

Externally, the property impresses with a long driveway providing off-road parking. The front garden is adorned with established shrubs, while the private rear garden is well stocked with a lawn and flower/shrub borders. A wooden shed offers additional storage space for gardening tools or furniture.

Situated in a sought-after location, this property is ideally located close to public transport links, local amenities, green spaces, and popular walking and cycling routes. This home is sure to attract significant interest, so we recommend arranging a viewing at your earliest convenience.

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

## ENTRANCE HALLWAY

## LIVING ROOM

15'7" x 11'2" (4.75 x 3.42)

## KITCHEN

8'11" x 8'1" (2.72 x 2.47)

## BEDROOM ONE

19'3" x 8'11" (5.87 x 2.72)

## BEDROOM TWO

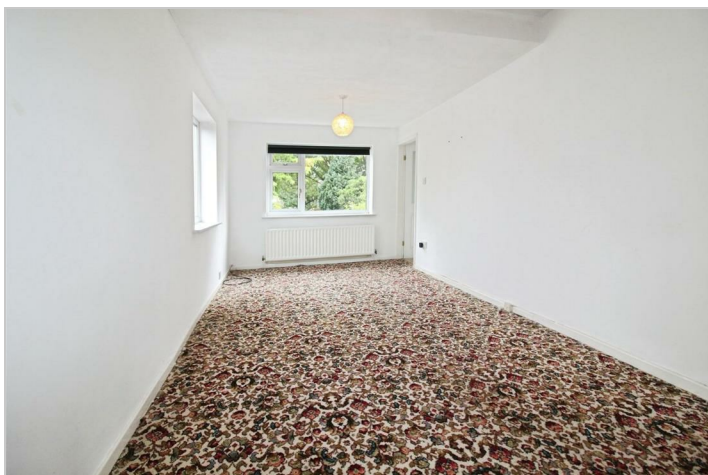
11'9" x 11'2" (3.60 x 3.42)

## BATHROOM

6'5" x 5'11" (1.98 x 1.82)

## OCCASIONAL ROOM

11'2" x 9'4" (3.42 x 2.87)



Road Map



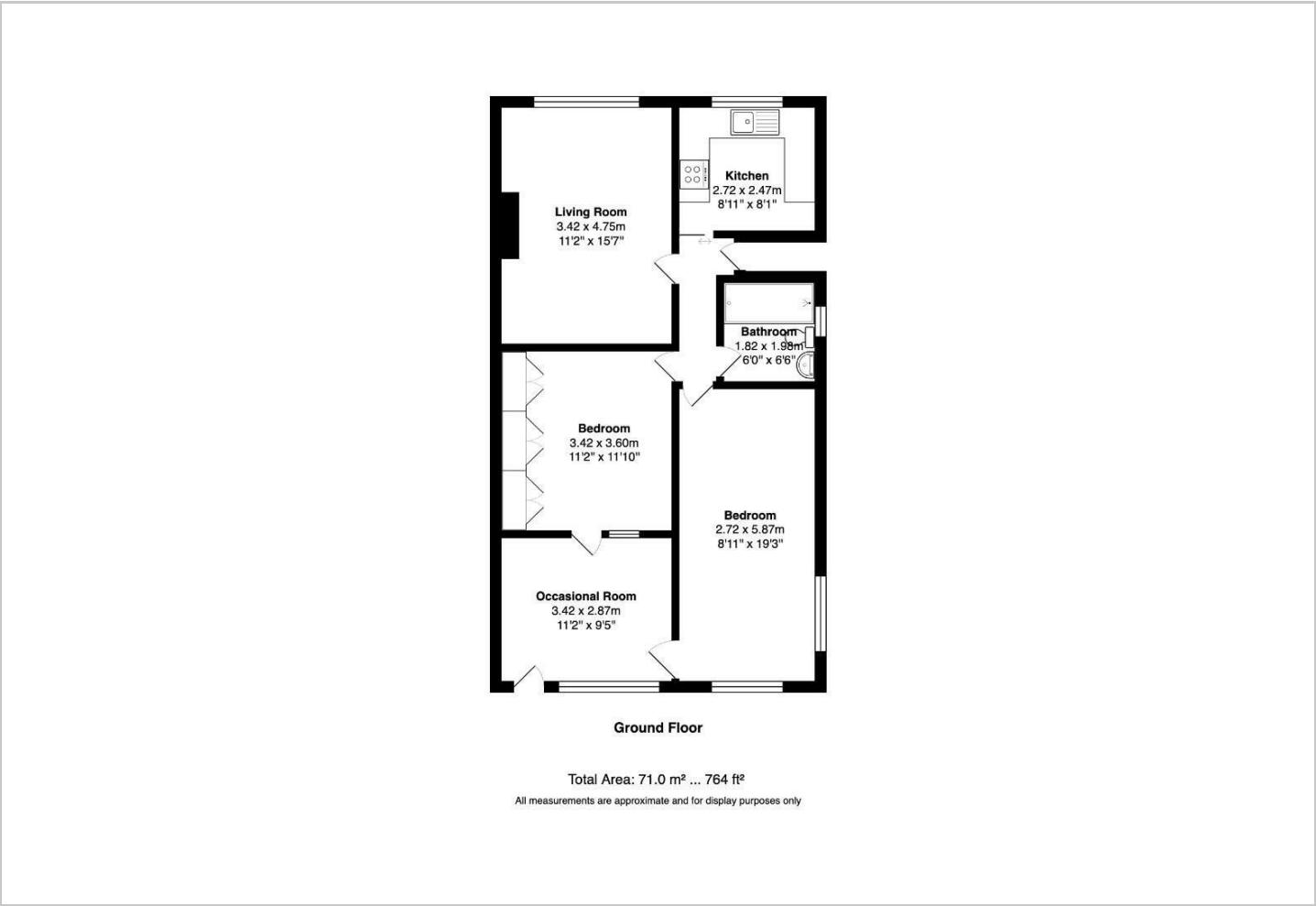
Hybrid Map



Terrain Map



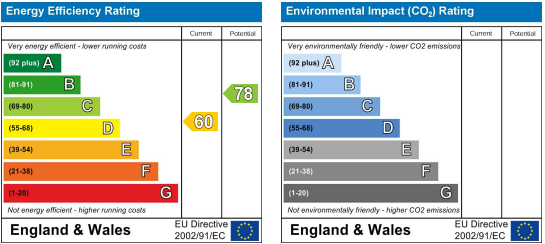
Floor Plan



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.