

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Hillfoot Drive

Pudsey, LS28 7QL

£295,000



Council Tax: C



# 3 Hillfoot Drive

Pudsey, LS28 7QL

£295,000



- Semi detached house
- Three well-proportioned bedrooms
- Spacious reception room
- Open-plan kitchen/diner
- Luxurious family bathroom
- South-facing garden
- Off-road parking & garage
- PVCu double glazing & GAS ch
- Excellent commuting links
- Ideal family home

This charming semi-detached house in a sought-after location features three bedrooms, a modern open-plan kitchen/diner, a luxurious family bathroom, and a delightful south-facing garden, all complemented by excellent transport links and local amenities.

Welcome to this lovingly maintained, semi-detached house that's brimming with charm and situated in a sought-after location. It boasts excellent public transport links, local amenities, green spaces, walking routes, and cycling routes right on its doorstep.

The house itself is in good condition, offering a warm and inviting atmosphere with GAS CH and PVCu double glazing. Entering the house via the front ENTRANCE hall, there's a spacious reception room adorned with a large front bay window, perfect for letting the sunlight flood in. The open-plan KITCHEN/DINER is a real talking point with its modern storage units, wooden worktops, and handy utility cupboard. It also features an electric oven and a gas hob appliance. The double doors from the kitchen lead directly to the garden, perfect for summer al fresco dining.

Upstairs, you'll discover three well-proportioned bedrooms. The first two are doubles, with the main room offering lovely window views, and the second benefiting from built-in wardrobes. The third bedroom is a charming single, perfect for use as a home office or nursery. The family BATHROOM is a luxurious space with loft access which is part boarded for storage, boasting a rainfall shower, in a separate shower cubicle, vanity type sink, and a freestanding bath.

Step outside to find the delightful south-facing garden, a delightful space with Indian stone paving and a lush lawn. For those who require off-road parking, there's a concrete drive leading to a single GARAGE, complete with storage space in the roof, light, and power supply.

Ideal for families and couples alike, this home comes with the added benefits of PVCu double glazing and updated wiring. Come and see this property for yourself; you'll be sure to fall in love!

The 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 HALL

## LIVING ROOM

15'7" x 10'5" (4.77 x 3.20)

## KITCHEN/DINER

18'4" max x 15'0" (5.61 max x 4.58)

## BEDROOM ONE

15'7" x 11'3" (4.77 x 3.44)

## BEDROM TWO

15'0" x 10'5" (4.58 x 3.20)

## BEDROOM THREE

11'3" x 7'8" (3.44 x 2.34)

## BATHROOM

9'9" x 8'5" (2.99 x 2.59)



Road Map



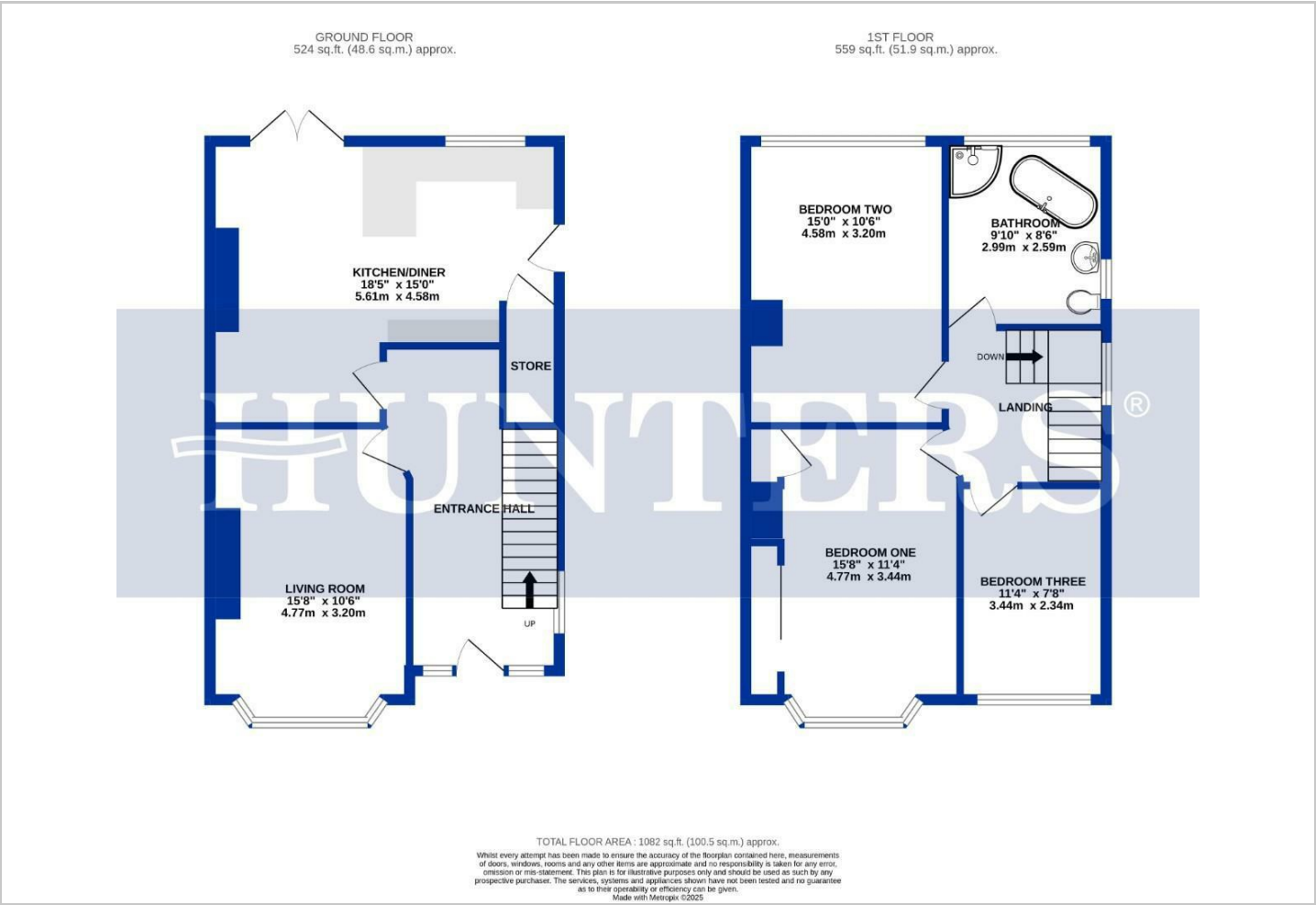
Hybrid Map



Terrain Map



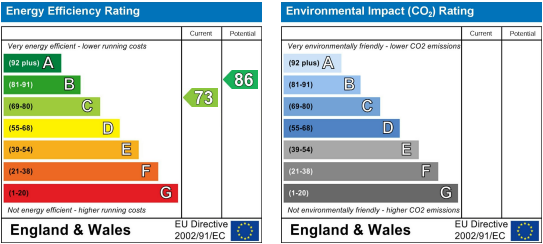
Floor Plan



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.