

# HUNTERS<sup>®</sup>

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## Chapel Street

Pudsey, Leeds, LS28 6BW

£195,000



Council Tax: B



# 22 Chapel Street

Pudsey, Leeds, LS28 6BW

£195,000



- Two bedroom mid terraced home
- No forward chain
- Attention first time buyers and couples
- Modern kitchen and bathroom
- Two double bedrooms
- Driveway for off street parking
- South facing garden
- Close to local amenities and excellent transport links

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE PORCH leading to HALLWAY with stairs rising to the first floor. The LIVING ROOM is a bright and spacious room with laminate flooring and large window. The KITCHEN has a good range of shaker style wall and base storage units, an integrated electric oven, hob and extractor hood, space for a fridge/freezer and washing machine, breakfast bar and vertical radiator. There is a useful understairs storage cupboard and a REAR PORCH.

Upstairs, there are TWO bedrooms, both of which are double sized rooms. The BATHROOM features a modern three piece suite with L shaped bath, overhead mains powered rainfall shower, vanity style sink unit, heated towel rail, part tiled walls and tiled flooring. The LANDING provides access via a pull down ladder to a partially boarded loft space for storage.

Outside, to the rear, there is an enclosed yard area leading to a DRIVEWAY for off street parking for up to two vehicles. To the front, there is a good sized garden which is mainly lawned, perfect for relaxing in the SOUTH FACING aspect. There is a useful storage shed and right of access for the two neighbouring houses. The driveway is accessed from Richardshaw Road and the owner uses this as the main entrance.

The location of the property is perfect for commuting links to both Leeds and Bradford via the Ring Road and Pudsey Railway Station. The house is situated within 700 metres of the centre of Pudsey, where there is a good selection of amenities including shops/café's, local schools and transport links. Owlcotes shopping centre, which includes the Marks & Spencer's outlet, is also located within 1 mile of the property.

## FRONT PORCH

5'2" x 2'11" (1.6m x 0.9m)

## HALLWAY

## LIVING ROOM

13'9" x 11'9" (4.2m x 3.6m)

## KITCHEN

15'1" x 6'10" (4.6m x 2.1m)

## REAR PORCH

4'7" x 3'3" (1.4m x 1m)

## LANDING

## BEDROOM ONE

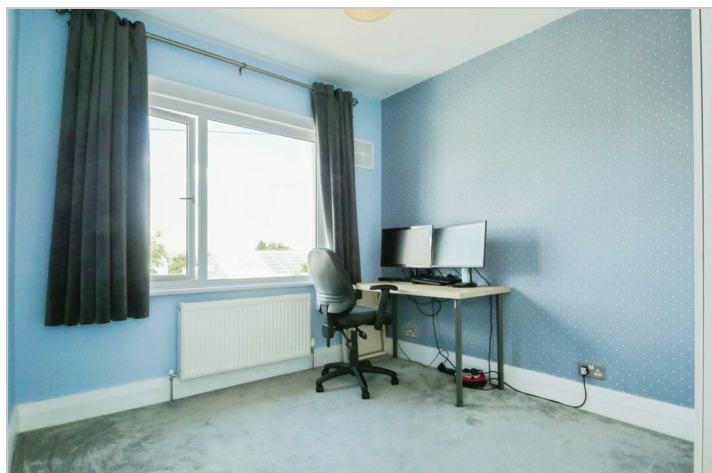
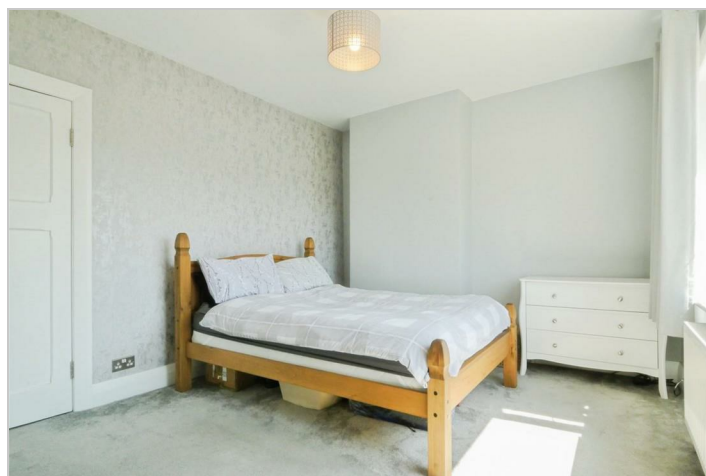
12'1" x 10'5" (3.7m x 3.2m)

## BEDROOM TWO

10'2" x 8'10" (3.1m x 2.7m)

## BATHROOM

6'10" x 5'10" (2.1m x 1.8m)



## Road Map



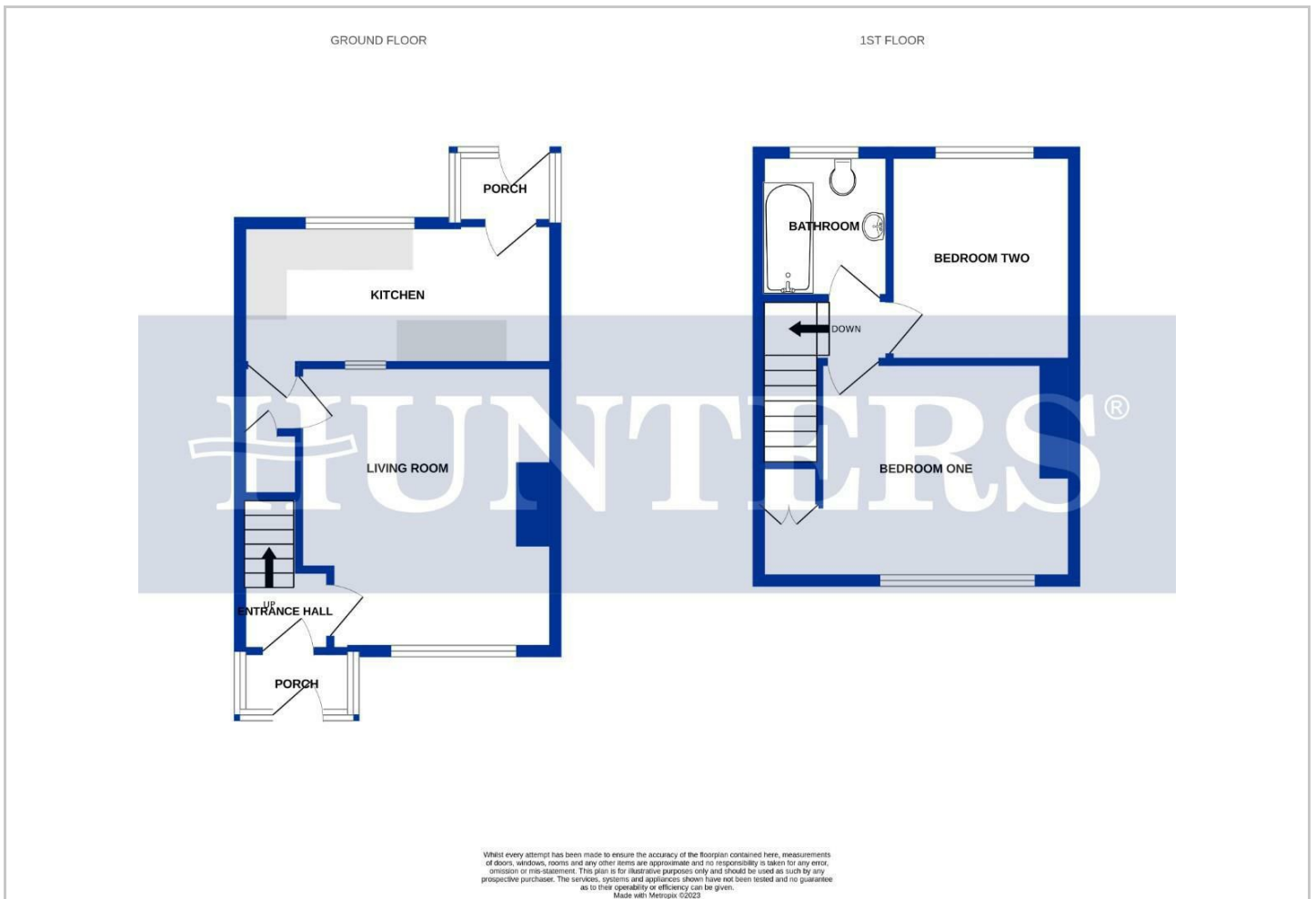
## Hybrid Map



## Terrain Map



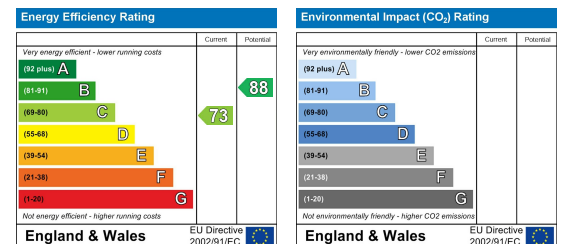
## Floor Plan



## 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.