

HUNTERS[®]

HERE TO GET *you* THERE



Rosemont Drive

Pudsey, LS28 7AN

£240,000



Council Tax: C



8 Rosemont Drive

Pudsey, LS28 7AN

£240,000



- Three-bedroom semi-detached house
- Ideal renovation and investment opportunity
- Two spacious reception rooms
- Light-filled kitchen with garden access
- Two double bedrooms with wardrobes
- Versatile third bedroom or office
- Front, rear and side garden
- Sought-after Pudsey location
- Close to schools and amenities - 5 minutes walk from St Joseph's Catholic School

This three-bedroom semi-detached house in Pudsey is offered for sale and represents a property that requires renovation, presenting an excellent opportunity to create a home tailored entirely to your own taste and specification. Ideal for first-time buyers looking to step onto the property ladder, growing families seeking additional space, or investors searching for a project with strong resale or rental potential, this home offers generous proportions and clear scope for improvement throughout.

On the ground floor, the accommodation begins with an entrance hallway leading to two well-proportioned RECEPTION rooms. The LIVING room enjoys a pleasant outlook over the garden and is centred around a fireplace, creating a natural focal point for the room. With a carpeted floor and ample space for both seating and dining furniture, this room offers excellent potential to become a bright, open and sociable family hub. The DINING room benefits from a window allowing in plenty of natural light and also enjoys views towards the garden. This versatile space could serve as a formal dining room, additional lounge or playroom.

The KITCHEN is positioned to the rear of the property and benefits from good natural light, a range of high- and low-level storage units, partial wall tiling and practical worktop space. Direct access to the rear garden and side porch, with water & electric. This adds convenience and functionality, offering clear scope for extension or modernisation to create a contemporary kitchen-diner if desired.

Upstairs, the first floor provides THREE bedrooms. BEDROOM ONE is a spacious double featuring built-in wardrobes, a front-facing aspect and a bright, airy feel. BEDROOM TWO is another comfortable double with built-in wardrobes and views over the rear garden, making it ideal as a guest room or children's bedroom. BEDROOM THREE is a single room, well suited for use as a nursery, dressing room or home office, catering to modern working-from-home needs.

The BATHROOM includes a shower cubicle, wash basin, radiator, frosted window for privacy and partial tiling. A separate WC enhances practicality for families and busy households.

Externally, the property benefits from a levelled front garden which provides kerb appeal and potential for landscaping. To the rear, the garden offers a private outdoor space with room for seating, planting or lawned areas, creating a pleasant setting for relaxation or entertaining. There is also potential to further enhance the outdoor areas to suit individual preferences. The property also has the benefit of GARAGE to the rear. **** DISCLAIMER - WE UNDERSTAND THAT THERE IS A LEGAL RIGHT OF ACCESS TO THE REAR OF THE PROPERTY FROM THE LANES, PLEASE NOTE THIS NEEDS TO VERIFIED BY YOUR LEGAL REPRESENTATIVE.****

The property is situated in the popular area of Pudsey, which offers a wide range of local amenities including supermarkets, independent shops, cafés and everyday conveniences within the town centre. Nearby green spaces such as Pudsey Park. The area is well served by local primary and secondary schools, making it attractive to families. For commuters, transport links are convenient, with rail services available from New Pudsey railway station offering connections to Leeds and Bradford. Both city centres are typically reachable in under 15 minutes by car, and regular bus services operate through Pudsey towards surrounding towns and the city centre, enhancing the property's accessibility.

Tel: 0113 257 6198

KITCHEN

7'10" x 10'11" (2.40 x 3.35)

LIVING ROOM

14'3" x 11'2" (4.36m x 3.42m)

DINING ROOM

9'10" x 9'9" (3.02m x 2.98m)

PORCH

6'1" x 4'1" (1.86m x 1.27m)

BEDROOM ONE

12'2" x 10'2" (3.71m x 3.12m)

BEDROOM TWO

11'5" x 10'2" (3.49m x 3.12m)

BEDROOM THREE

9'1" x 7'5" (2.77m x 2.27m)

BATHROOM

7'5" x 5'4" (2.27m x 1.63m)

WC

4'10" x 2'6" (1.48m x 0.77m)



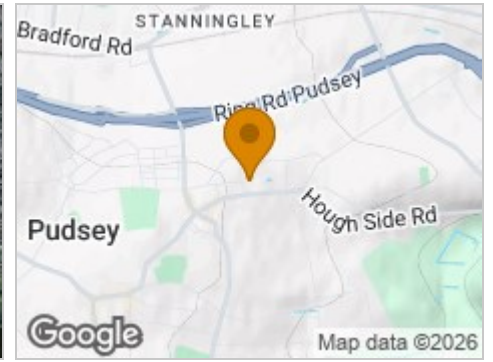
Road Map



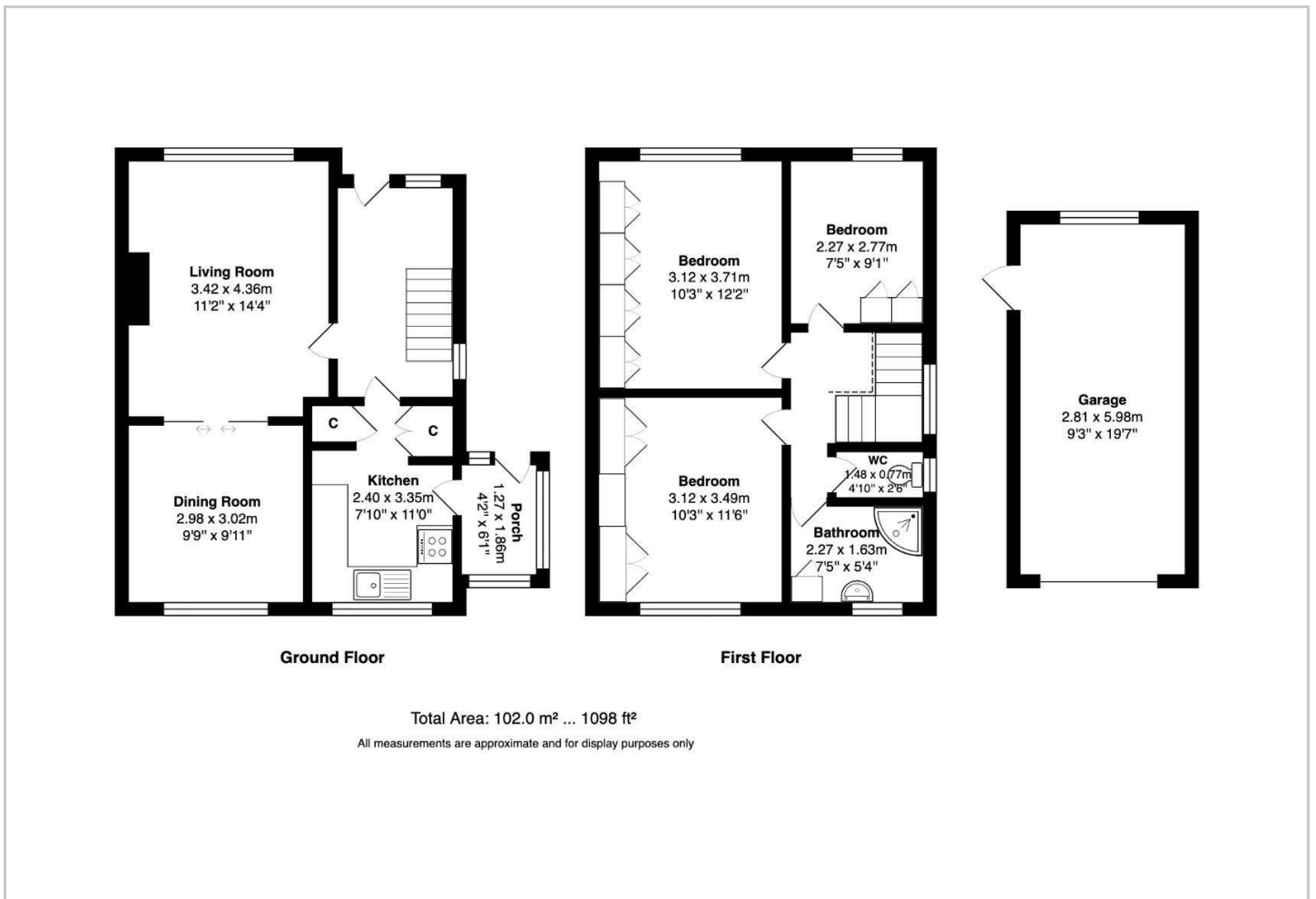
Hybrid Map



Terrain Map



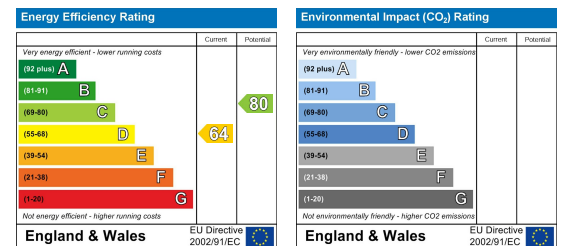
Floor Plan



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.