

# HUNTERS®

HERE TO GET *you* THERE



## Hammerton Grove

Pudsey, LS28 9BG

£165,000



Council Tax: A

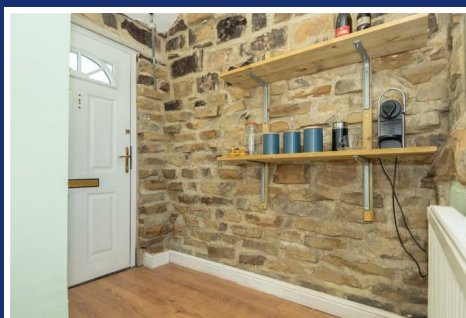




# 11A Hammerton Grove

Pudsey, LS28 9BG

£165,000



- Charming terraced house
- Sought-after quiet location
- Practical kitchen with appliances
- Double bedroom with wardrobes
- Unique home office area
- Modern bathroom with walk-in shower
- Snug for sitting or study
- Basement utility space
- Enclosed, gated front garden
- No chain is involved

This is a charming END STONE TERRACE COTTAGE, which has lots of character and is located in a convenient and quiet spot to reach the centre of Pudsey and we believe is deceptively spacious with THREE FLOORS including a BASEMENT STORE/UTILITY. The property is well presented and has an open front aspect with footpath access only to the property and on street PARKING available close by on Hammerton Grove. NO ONWARD CHAIN.

Welcome to this charming, stone terraced cottage, now available for sale. This well-presented property, brimming with character and period features, is in good condition and ready to become a cosy home for first-time buyers or a peaceful retreat for couples or sharers.

The house features a light and spacious LIVING room with an exposed chimney breast that adds a touch of character, which opens up to a kitchen. The KITCHEN is practical and welcoming, featuring storage units, a worktop with sink, oven & hob appliances. There's also space for a washer and a fridge freezer, set against an exposed stone wall, giving the room a charming feel.

The property boasts two double bedrooms. The first bedroom is a comfortable double with spacious built-in wardrobes, perfect for your clothes and belongings. The second room, located in the roof space, provides a second double bedroom or could be used as a unique home office area, accessed via a staircase and lit by a Velux-type window.

The SHOWER-ROOM is a recent addition to the property, featuring a heated towel rail, walk-in shower, and matching sink/toilet set, with tiled walls adding to the clean, modern aesthetic.

There's also a cosy SNUG just off the kitchen, perfect for a small reading room or study space. The basement has been cleverly transformed into a UTILITY room with laundry facilities and extra storage.

One of the house's unique features is the front garden space, which is enclosed and gated for privacy. It's mainly gravelled, making it easy to maintain all year round and perfect for alfresco dining in the summer.

The location is fantastic, offering easy access to public transport links, local amenities, green spaces, walking and cycling routes, all in a sought-after and quiet location. This is the house you've been looking for, a cosy sanctuary with lots of character.

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

PORCH

HALL

LIVING ROOM

14'5" x 13'1" (4.41 x 4.01)

KITCHEN

11'4" x 5'3" (3.47 x 1.62)

SNUG

BASEMENT UTILITY

BEDROOM

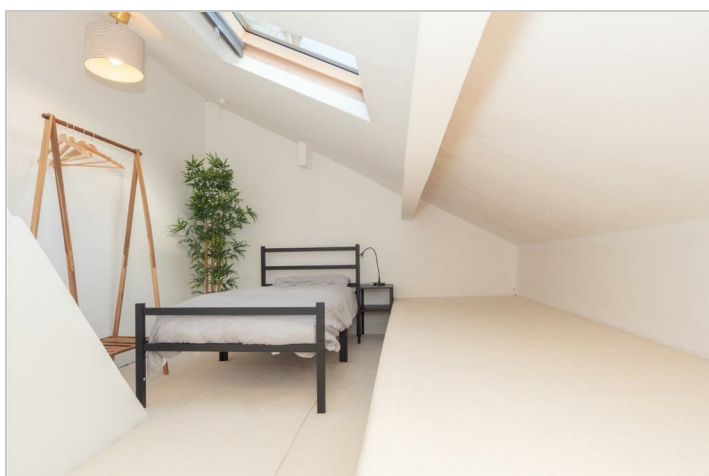
17'0" x 11'8" (5.20 x 3.57)

SHOWER-ROOM

8'9" x 6'1" (2.68 x 1.86)

BEDROOM IN THE ROOF

14'7" x 10'6" (4.47 x 3.21)



Road Map



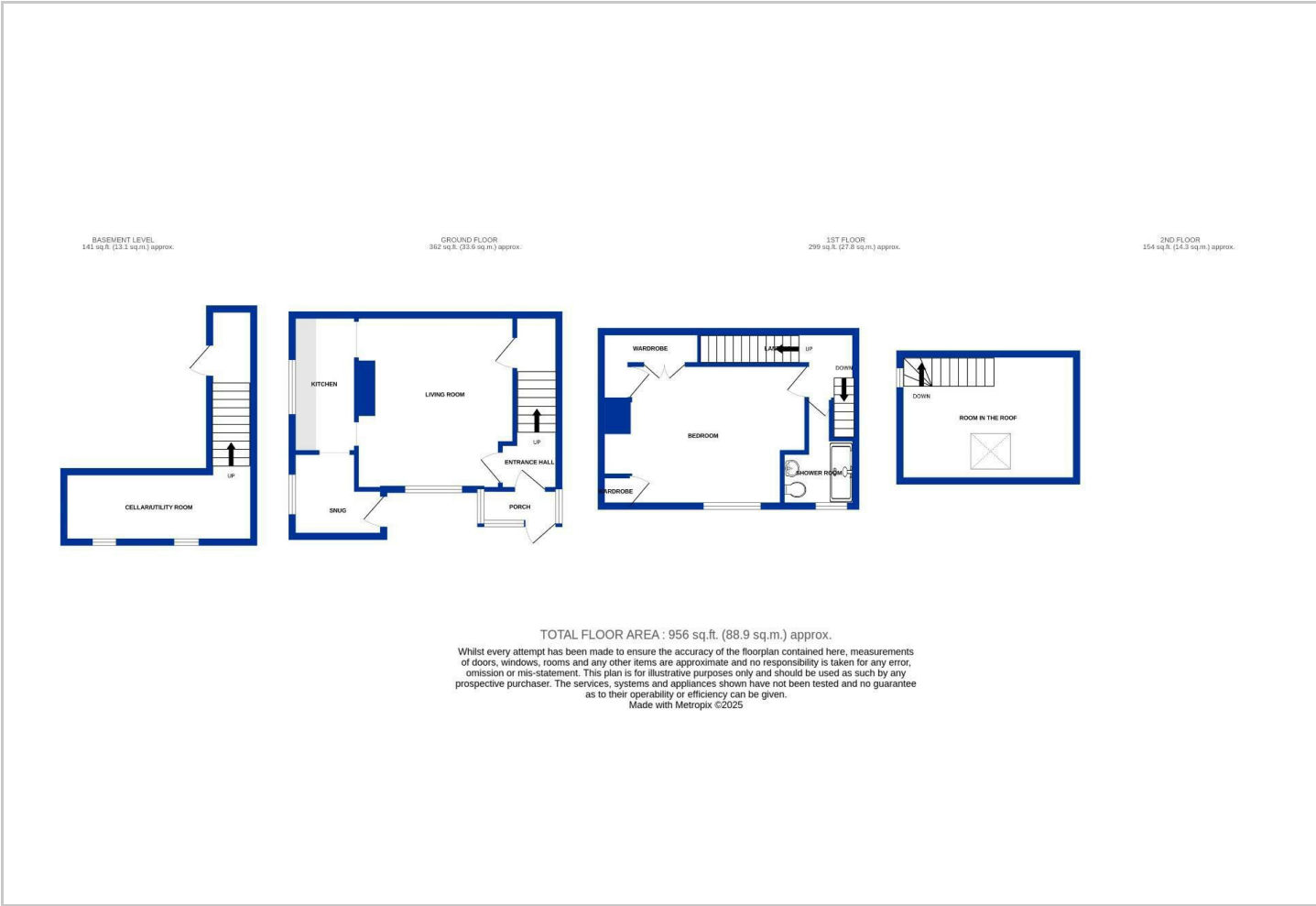
Hybrid Map



Terrain Map



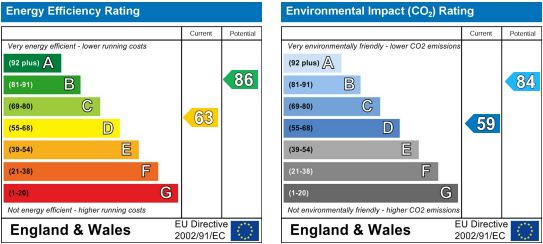
Floor Plan



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.