

# HUNTERS®

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## Hough Side Road

Pudsey, LS28 9BR

Offers Over £240,000



Council Tax: B



# 16 Hough Side Road

Pudsey, LS28 9BR

## Offers Over £240,000



- Chain-free sale!
- Characterful stone built end terrace
- Spacious three floor accommodation
- Modern dining kitchen with integrated appliances
- Tasteful living room bathed in natural sunlight
- Stunning principal suite with private en suite
- Exposed beams and period features throughout
- Contemporary house bathroom suite
- All bedrooms are well proportioned doubles
- Internal inspection highly recommended!

This impressive stone built end terrace offers generous accommodation arranged over three well planned floors, combining period charm with a stylish, recently updated interior. Ready to move straight into and available with no onward chain, this is a substantial home that will appeal to a wide range of buyers.

The property benefits from gas central heating and PVCu double glazing throughout. To the ground floor, an entrance vestibule leads into a beautifully presented living room bathed in natural sunshine. Finished in tasteful décor with plush carpeting underfoot and fitted Venetian blinds, it is a warm and inviting space centred around a gas fire with tiled inset and timber surround.

To the rear sits a spacious dining kitchen fitted with a range of oak effect units, complementary splashback tiling, integrated oven, gas hob and dishwasher. There is useful breakfast bar seating, exposed beamed ceiling detail adding character, understairs storage ideal for everyday essentials, and direct access out to the rear garden, making it both practical and sociable.

Upstairs, the first floor landing is bright and airy with natural light and attractive hardwood flooring, giving a lovely sense of flow between rooms. There are two excellent double bedrooms, with bedroom two showcasing an exposed brick chimney breast, cast iron fireplace and stripped wood flooring, continuing the property's character theme.

The house bathroom is well appointed with a white suite incorporating bath with over shower, WC and wash basin, complemented by travertine tiling. A heated towel rail adds a touch of comfort, and there is useful storage space for towels and toiletries, keeping the room both practical and well organised.

Occupying the entire second floor is the standout principal bedroom suite. With a vaulted ceiling, Velux roof windows and exposed brickwork and beams, it feels spacious, bright and full of character. There is generous eaves storage and, importantly, the room benefits from its own private en suite shower room. The en suite is fitted with WC, wash basin, shower enclosure and useful storage, and features a Velux skylight which allows natural light to flood in, creating a bright and airy finish to what feels like a true top floor retreat.

Externally, the property enjoys an elevated position from the roadside with a charming cottage style garden to the front. To the rear is a private, low maintenance yard which has recently been newly fenced, creating a smart, enclosed and secure outdoor space ready to enjoy.

Well placed for local amenities, schools and transport links, this is a characterful yet practical home offering impressive size, light and flexibility across three floors.

Location - Pudsey, Leeds, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

## PORCH

## LIVING ROOM

16'11" x 12'4" (5.17 x 3.77m)

## KITCHEN DINER

14'0" x 9'8" (4.28 x 2.95m)

## LANDING

## BEDROOM

11'11" x 9'8" (3.65 x 2.96m)

## BEDROOM

10'10" x 12'4" (3.31 x 3.78m)

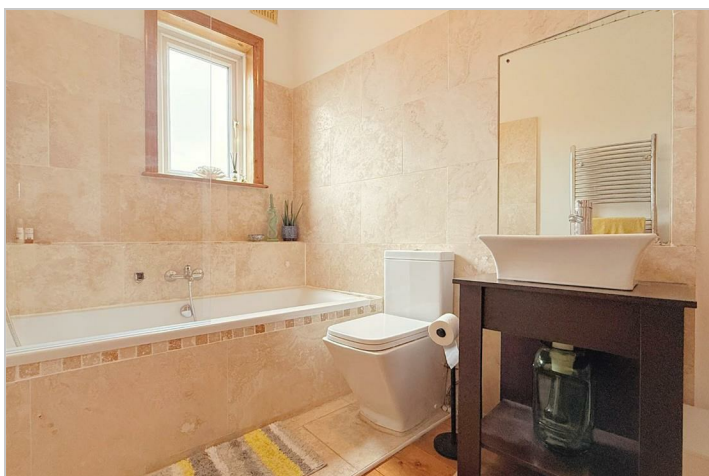
## HOUSE BATHROOM

6'9" x 9'4" (2.08 x 2.85m)

## BEDROOM

15'8" x 21'0" (4.79 x 6.41m)

## ENSUITE



## Road Map



## Hybrid Map



## Terrain Map



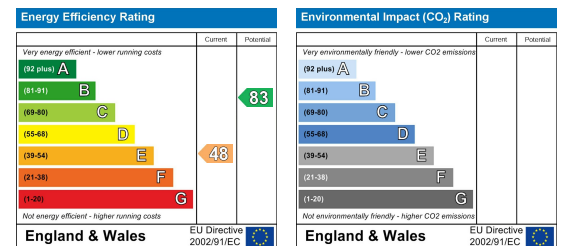
## Floor Plan



## 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.