

# HUNTERS®

HERE TO GET *you* THERE



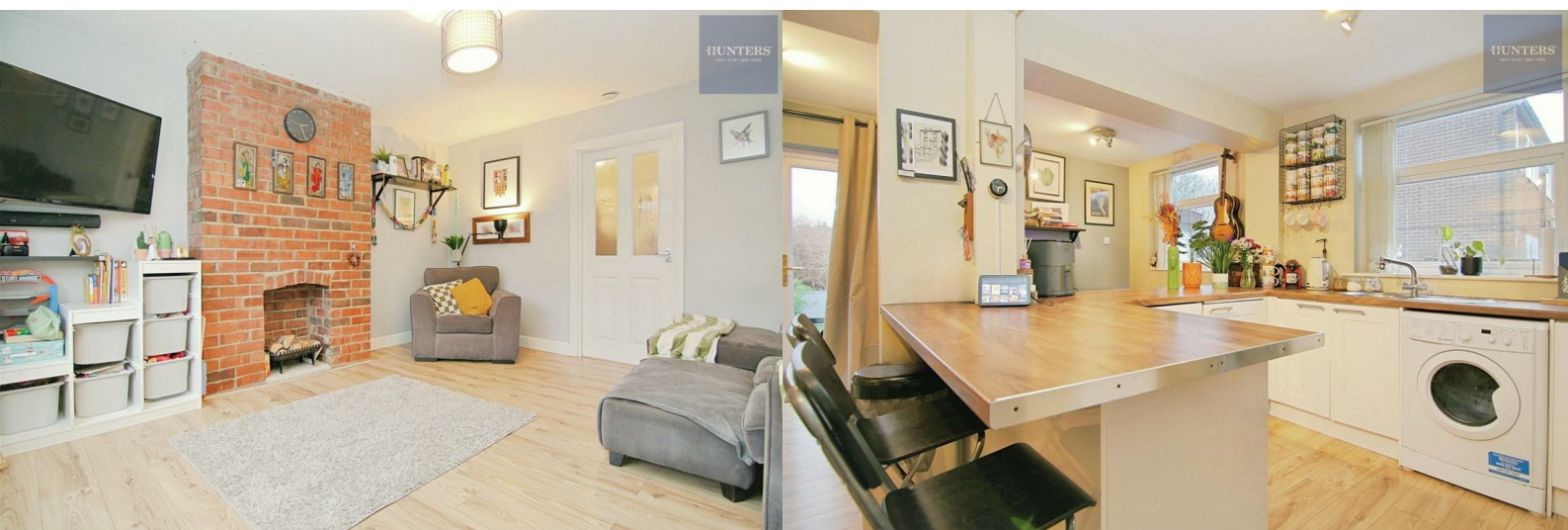
## Carlton Avenue

Pudsey, LS28 7LR

£270,000



Council Tax: C



# 7 Carlton Avenue

Pudsey, LS28 7LR

£270,000



- Rarely available central Pudsey cul-de-sac
- Extended open-plan kitchen diner
- Two generous double bedrooms plus flexible third room
- Modern bathroom with bath and shower over
- Highly desirable location - act fast!
- Off-street parking and garage with power
- Bright front living room with exposed brick mantle
- Immaculate throughout – a true turnkey home
- Astroturf, patio and decking ideal for outdoor hosting
- Large, private, low-maintenance suntrap garden

This immaculate THREE-bedroom end-terrace home is a RARE GEM to come to market, tucked away in a quiet residential cul-de-sac right in the HEART OF PUDSEY centre. Properties in this highly desirable spot rarely become available, offering a peaceful, no through traffic setting while remaining moments from local amenities. A truly sought-after location, early viewing is strongly advised.

Inside, a separate front LIVING ROOM provides a spacious, bright and welcoming reception space, finished in neutral tones with an exposed brick mantle creating a lovely focal point. To the rear, the home has been extended to create an impressive OPEN-PLAN KITCHEN, dining and sitting space, forming the true heart of the property. Thoughtfully laid out with a breakfast bar, range-style oven and integrated dishwasher, this sociable space is ideal for modern family living and entertaining. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

UPSTAIRS, the main double bedroom is positioned to the front of the property and is well presented, while a second GENEROUS DOUBLE overlooks the rear and could equally serve as the principal bedroom if preferred. The third bedroom is currently arranged as a charming single room but also works well as a HOME OFFICE or dressing room, offering flexible accommodation. The BATHROOM features a modern tiled white suite with black grout, frosted window and white WC, sink and bath with shower over.

Externally, the property enjoys a rare, large and low-maintenance rear GARDEN which is fully enclosed and private, laid out with astroturf, patio and decking to create a genuine suntrap ideal for seating, play and alfresco dining. There is off-street PARKING along with a GARAGE with power, plus a boarded loft with lighting providing handy additional storage.

With Pudsey centre close by for shops, cafés and everyday services, and nearby green spaces including Pudsey Park, this is a fantastic opportunity to secure a beautifully presented home in one of Pudsey's most desirable and rarely available locations. ACT FAST, homes like this do not stay around for long!

Tel: 0113 257 6198

## DINING KITCHEN

17'0" x 16'0" (5.19m x 4.90m)

## LIVING ROOM

14'6" x 12'11" (4.44m x 3.95m)

## BEDROOM ONE

12'6" x 10'3" (3.83m x 3.13m)

## BEDROOM TWO

11'3" x 10'3" (3.45m x 3.13m)

## BEDROOM THREE

9'5" x 5'8" (2.89m x 1.74m)

## BATHROOM

5'10" x 5'8" (1.78m x 1.74m)



Road Map



Hybrid Map



Terrain Map



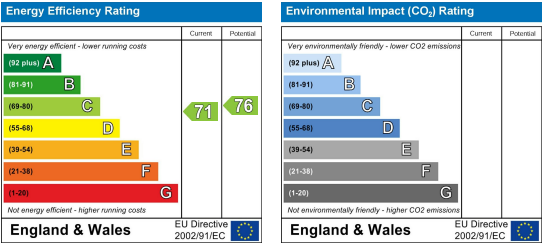
Floor Plan



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.