

# HUNTERS<sup>®</sup>

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## Littlemoor View

Pudsey, LS28 9LX

£299,950



Council Tax: D



# 2 Littlemoor View

Pudsey, LS28 9LX

£299,950



- Chain-free sale!
- Rare detached bungalow in Pudsey
- Generous corner plot with wrap-around gardens
- Excellent potential to enhance and add value
- Three versatile bedrooms
- Modern and functional kitchen & bathroom
- Huge potential to extend (STPP)
- Garage and driveway parking
- Private south-facing patio
- Conservatory access from bedroom three

Rarely available to the market, this impressive three-bedroom detached bungalow occupies a generous corner plot within the highly sought-after cul-de-sac of Littlemoor View, Pudsey, offering a superb opportunity for downsizers or families to secure a home with both immediate comfort and excellent long-term potential.

Detached bungalows in Pudsey are few and far between, particularly those positioned on such favourable plots, making this a standout home for buyers seeking space, privacy, and the opportunity to further enhance and add value over time.

Internally, the property offers a spacious and versatile layout. A generous reception room sits to the front, enjoying a pleasant outlook over the quiet cul-de-sac of Littlemoor View and centred around a feature marble gas fireplace, creating a warm and inviting focal point. The kitchen is well planned with dual-aspect natural light, fitted with wood-effect units, a breakfast bar peninsula, tiled flooring and splashbacks, alongside integrated appliances and ample storage throughout.

The accommodation comprises three well-proportioned bedrooms. The principal bedroom is a comfortable double with fitted wardrobes and views over the rear patio. A second double offers flexibility as either a bedroom or formal dining space, while the third bedroom provides further versatility with fitted storage and direct access to the conservatory, ideal as a snug, hobby room or home office.

The bathroom is well-sized and neatly presented, featuring both a bath and separate shower, heated towel rail, and natural light via two frosted windows.

Further enhancing the home is a boarded loft space with lighting, access running the full length, and a gable window, offering significant potential for further development if required, subject to planning and building regulations.

Externally, the property truly comes into its own. Occupying a wrap-around plot, it benefits from low-maintenance gardens, a garage and driveway, and a private south-facing patio creating an excellent suntrap, ideal for relaxing or entertaining. The plot itself offers clear scope for further landscaping, reconfiguration, or extension, subject to the necessary consents, presenting an excellent opportunity to tailor the home to individual requirements.

Situated within easy reach of Pudsey town centre, the property benefits from a range of local shops, cafés and everyday amenities, as well as nearby green spaces and pleasant walking routes. The position combines a peaceful residential setting with excellent accessibility, making it ideal for a wide range of buyers.

Early viewing is highly recommended to fully appreciate the rarity, setting, and potential this home has to offer!

Agents note - The third bedroom at the rear of the home has previously been used as a bedroom but provides access to the conservatory.

Tel: 0113 257 6198

## INTERNAL HALL

## LIVING ROOM

10'3" x 16'6" (3.14 x 5.05m)

## KITCHEN

8'2" x 12'11" (2.51 x 3.95m)

## BEDROOM ONE

11'5" x 12'0" (3.48 x 3.66m)

## BEDROOM TWO

11'5" x 10'7" (3.48 x 3.23m)

## BATHROOM

5'2" x 10'2" (1.60 x 3.10m)

## BEDROOM THREE

8'9" x 8'5" (2.69 x 2.58m)

## CONSERVATORY

9'8" x 8'10" (2.95 x 2.71m)

## GARAGE

## GARDENS & DRIVE



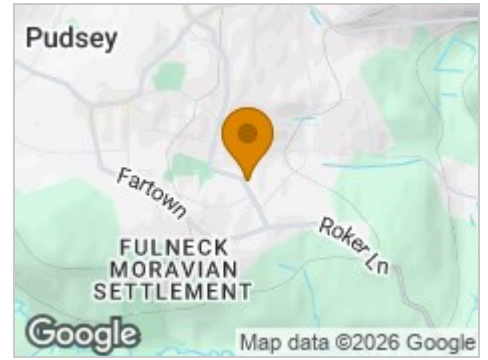
## Road Map



## Hybrid Map



## Terrain Map



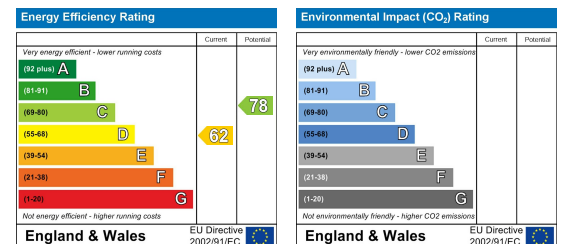
## Floor Plan



## 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.