

# HUNTERS<sup>®</sup>

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## Chatsworth Road

Pudsey, LS28 8JX

£240,000



Council Tax: C



# 58 Chatsworth Road

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£240,000



- REDUCED! - CHAIN FREE SALE
- Rare opportunity to create a dream home
- Extended to create three reception rooms
- Sought-after Pudsey location
- Potential ground-floor bedroom
- Modernised bathroom with walk-in rain shower
- Block-paved drive for off-street parking
- Scope to tailor to own taste and add potential value
- Ideal for elderly or less able relatives
- Tranquil setting with view over park to rear

This vastly extended three-bedroom semi-detached home is for sale in a sought-after residential part of Pudsey, offering an impressive amount of living space and huge potential for buyers looking to create their dream home.

The scale of the extension has transformed the ground floor, now providing **THREE** reception rooms, giving exceptional flexibility for modern family living. The main living room features a bay-fronted window and gas fireplace, creating a bright and welcoming space that opens through to a large open-plan dining area and the extended kitchen. The kitchen itself is a fantastic size with space for white goods and direct garden access, and offers excellent scope to modernise and personalise.

A further reception room is currently used as a study but could very easily become a ground-floor bedroom, making this an ideal option for elderly relatives, less able family members, or anyone seeking accessible accommodation without compromising on space elsewhere.

Upstairs, you'll find bedroom one is a well-proportioned front double, set back from the road with a pleasant leafy outlook. Bedroom two is a rear double enjoying a more private, tranquil feel with views over the garden and nearby green space. The third room benefits from two built-in storage cupboards and is currently used as a study, though could also make as a cosy single, dressing room or nursery.

The contemporary bathroom has been beautifully modernised already! This space includes a walk-in rain shower, tiled white walls, dual-aspect frosted windows, heated towel rail and modern grey WC and sink combination.

Externally, the property occupies a corner plot with a low-maintenance rear patio and a lawned front garden framed by mature trees and established planting. A block-paved driveway to the side provides parking for two vehicles.

Positioned in a popular area close to local parks, independent cafés and Pudsey town centre amenities, this is a rare opportunity to secure a generously extended home with a large footprint, offering real scope to reconfigure and add value over time. Council Tax Band C

Tel: 0113 257 6198

## KITCHEN

13'3" x 10'4" (4.05m x 3.15m)

## LIVING ROOM

13'10" x 13'1" (4.23m x 4.00m)

## DINING AREA

11'9" x 11'3" (3.59m x 3.45m)

## DINING ROOM

7'11" x 7'1" (2.43m x 2.18m)

## BEDROOM ONE

11'11" x 11'5" (3.64m x 3.50m)

## BEDROOM TWO

11'5" x 9'7" (3.50m x 2.94m)

## BEDROOM THREE

8'11" x 7'7" (2.74m x 2.33m)

## BATHROOM

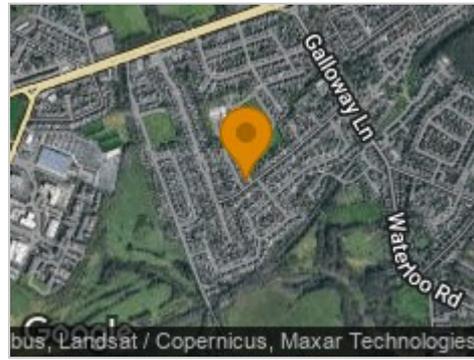
7'7" x 5'6" (2.33m x 1.69m)



## Road Map



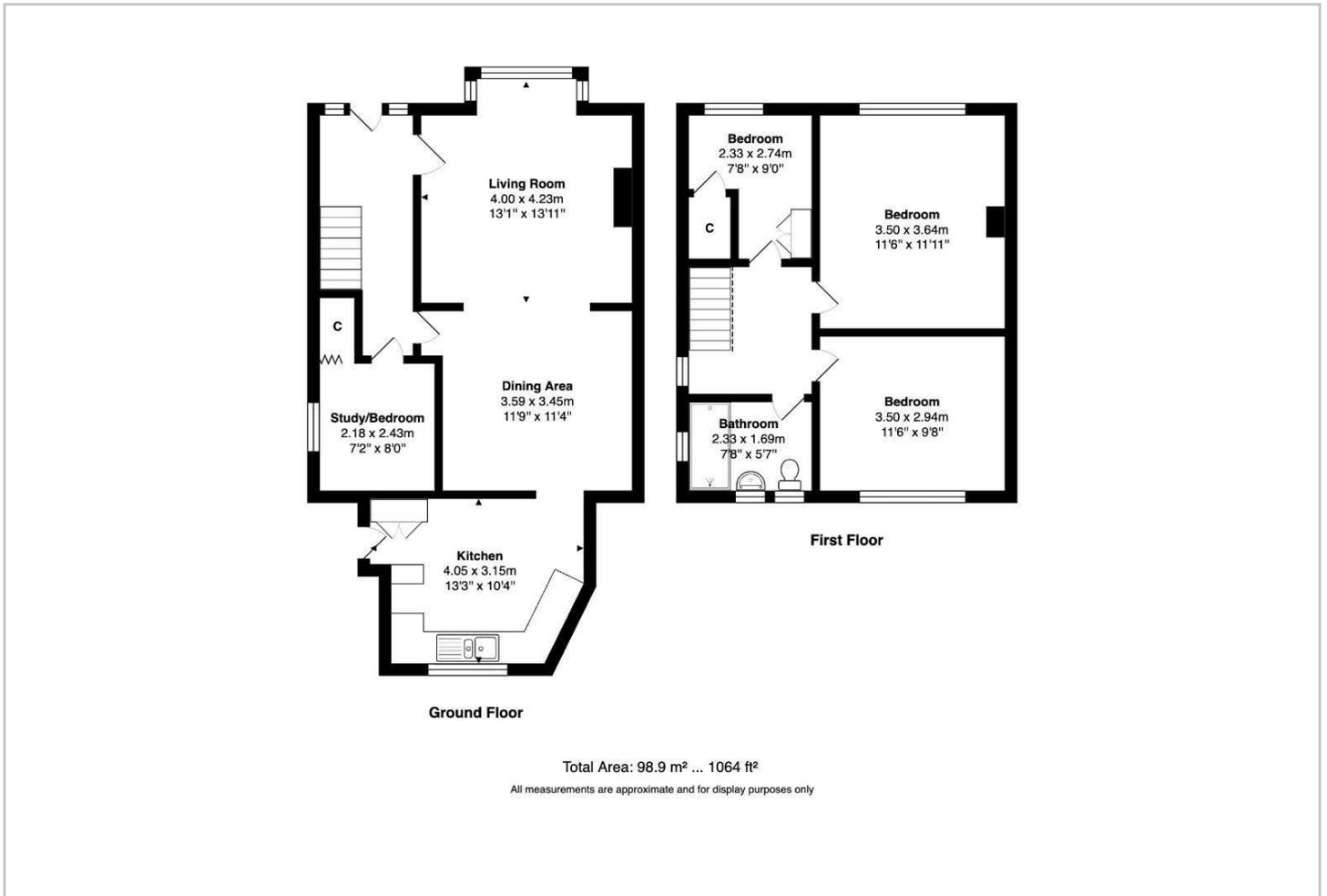
## Hybrid Map



## Terrain Map



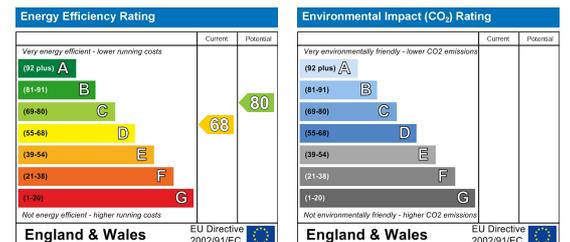
## Floor Plan



## 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.