

# HUNTERS®

HERE TO GET *you* THERE



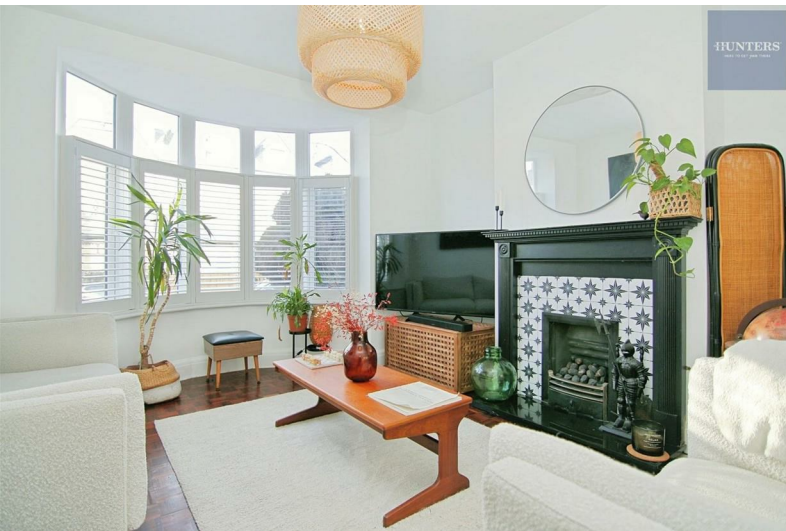
## Somerset Road

Pudsey, Leeds, LS28 7LN

£280,000



Council Tax: B



# 7 Somerset Road

Pudsey, Leeds, LS28 7LN

£280,000



- Bright bay-windowed living room
- Open-plan kitchen diner
- Direct access to rear garden
- Two double bedrooms plus single
- Built-in bedroom wardrobes for storage
- Close to Pudsey town amenities
- Near Owlcotes Shopping Centre
- Easy access to New Pudsey station
- Nearby parks and green spaces

This three-bedroom terraced house is for sale in Pudsey, Leeds, and is presented in good condition, offering a practical layout well suited to families and first-time buyers.

On the ground floor, the property features a LIVING room with a bay window and fireplace, providing a defined living area. The open-plan KITCHEN / DINNING benefits from natural light, dining space and built-in cupboards, creating a functional setting for everyday meals and entertaining, with direct connection to the rear garden.

Upstairs, there are two DOUBLE BEDROOMS, one with a bay window and another with built-in wardrobes, offering useful storage. A third SINGLE BEDROOM is well suited for use as a nursery or home office. The BATHROOM is fitted with a bath with shower over, toilet and sink.

Outside, the enclosed rear GARDEN is fenced, lawned and arranged over raised levels, providing a usable outdoor area.

The property is well located for Pudsey's local amenities, including shops, cafés and services in Pudsey town centre and around nearby Owlcotes Shopping Centre. Families benefit from access to a range of nearby schools within the Pudsey area.

For transport, New Pudsey railway station offers services towards Leeds, Bradford and beyond, with journey times to Leeds typically around 10–15 minutes. Local bus routes provide further connections into Leeds city centre and surrounding districts. Nearby parks and green spaces in Pudsey offer recreational opportunities, including play areas and walking routes, contributing to the convenience of the location.

## LIVING ROOM

11'11" x 12'2" (3.64 x 3.72)

## DINNING / KITCHEN

16'2" x 14'0" (4.94 x 4.28)

## HALLWAY

## BEDROOM

11'11" x 14'0" (3.64 x 4.28)

## BEDROOM

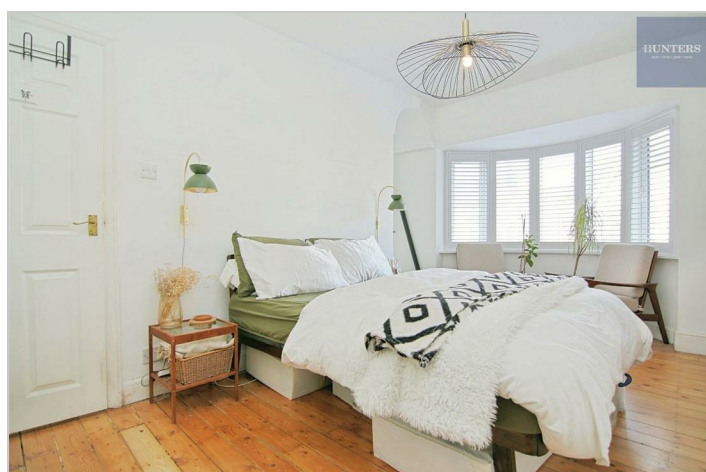
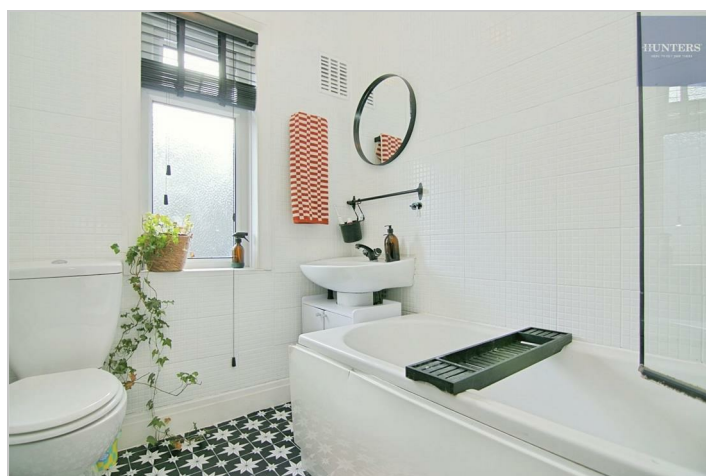
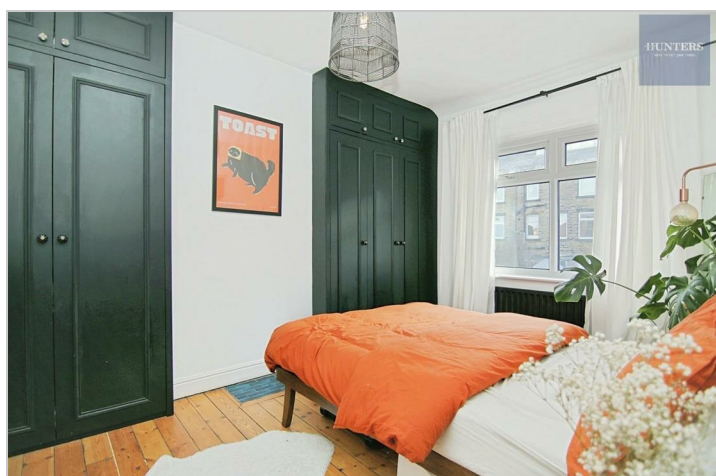
10'0" x 12'5" (3.05 x 3.79)

## BEDROOM

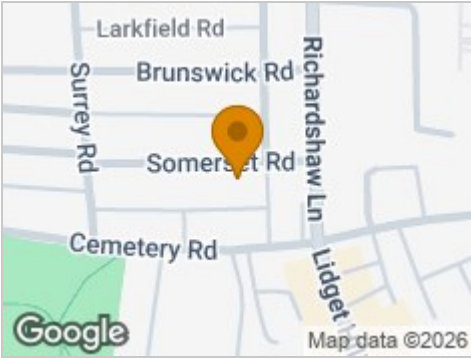
6'0" x 7'6" (1.85 x 2.30)

## BATHROOM

6'0" x 7'6" (1.85 x 2.29)



Road Map



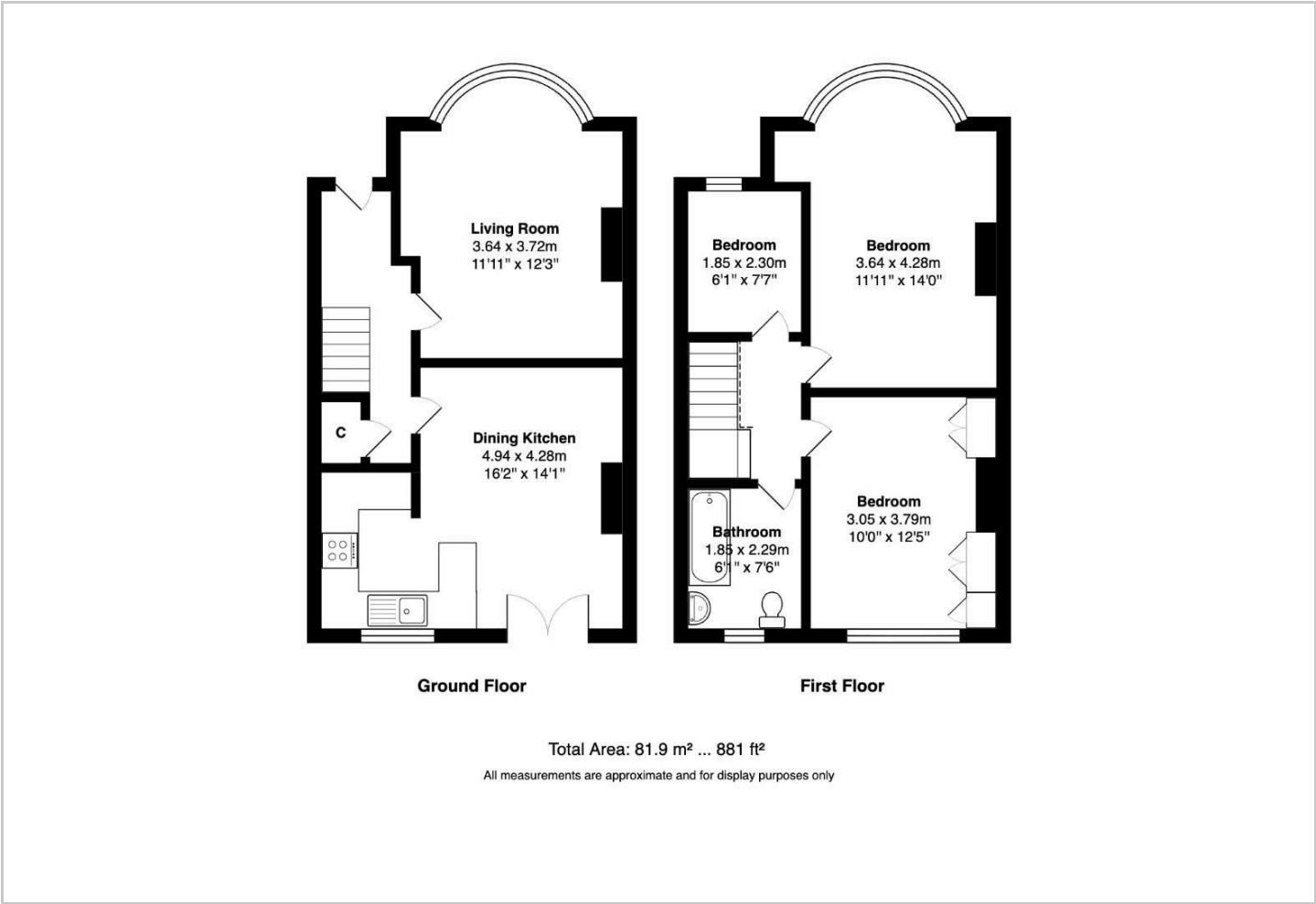
Hybrid Map



Terrain Map



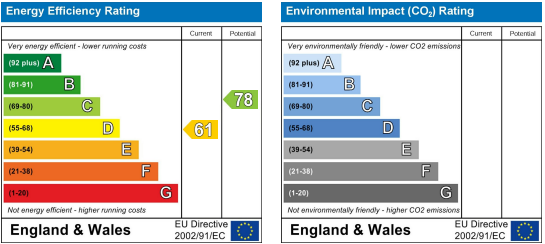
Floor Plan



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.