

HUNTERS®

HERE TO GET *you* THERE



Valley Road

Pudsey, Leeds, LS28 9EU

£230,000



Council Tax: B



77 Valley Road

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£230,000



- Immaculate semi-detached home
- Modern 2023 kitchen with integrated appliances
- South-facing garden with decking & lawn
- Contemporary bathroom with shower over bath & storage
- Charming reception room with dining space
- Large double bedroom with study space
- Versatile second bedroom
- Block-paved drive plus garage for parking/storage
- Ideal for first-time buyers and couples!
- Council tax band 'B'

Welcome to this IMMACULATE semi-detached house, perfect for first-time buyers or couples looking for a beautifully presented home in a sought-after location. Step inside and you'll immediately notice the welcoming atmosphere and pristine finish throughout. The heart of the home is a generous RECEPTION ROOM, complete with comfortable space for lounging and dining, as well as handy understair storage. There's plenty of scope for you to add your own personal touches here too.

The KITCHEN, newly installed in 2023, is both modern and tasteful, featuring an engineered wood floor, integrated oven and dishwasher, and an abundance of natural light. Garden views and access make it a delight for anyone who enjoys cooking or entertaining.

Upstairs, the main DOUBLE BEDROOM offers space for a STUDY AREA and ample room for furniture. The second BEDROOM is well-proportioned with a tranquil GARDEN VIEW, and is currently styled as a nursery, but has previously made for a fantastic bedroom. This space also presents the option for dressing room or study to suit your needs. The fresh and MODERN BATHROOM includes a contemporary grey tiled suite, heated towel rail, bath with over-shower, and a built-in airing cupboard for added convenience.

Step outside to a SOUTH-FACING GARDEN with a beautiful decked seating area, manicured lawn, patio, and raised flower beds—ideal for relaxing on a sunny afternoon. Parking is easy with a BLOCK-PAVED DRIVE at the front and a separate GARAGE providing extra storage and further parking.

Located close to public transport links, reputable schools, and lovely walking routes, this home ticks all the boxes for convenient and peaceful living. Council tax band B. Book your viewing today!

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

KITCHEN

13'3" x 8'0" (4.04 x 2.44m)

LIVING ROOM

14'11" x 13'3" (4.57m x 4.04m)

BATHROOM

5'6" x 6'1" (1.69 x 1.86m)

BEDROOM ONE

13'1" x 11'8" (4.01 x 3.56m)

BEDROOM TWO

11'6" x 6'7" (3.51 x 2.01m)

GARDENS & DRIVE

GARAGE

17'77" x 8'62" (5.18m x 2.44m)



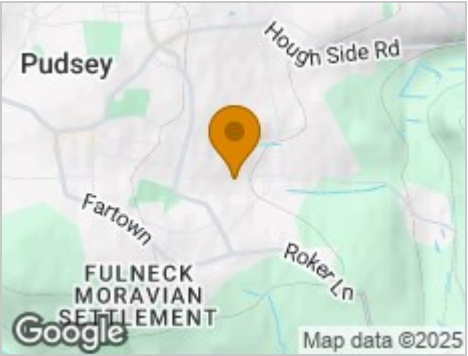
Road Map



Hybrid Map



Terrain Map



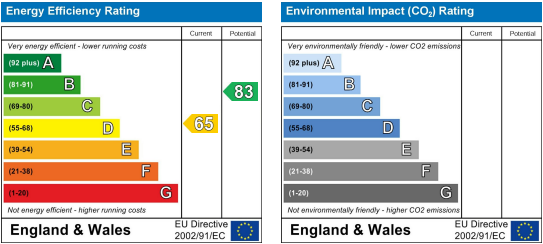
Floor Plan



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.