

HUNTERS®

HERE TO GET *you* THERE



Hillfoot Avenue

Pudsey, LS28 7QN

Guide Price £290,000



Council Tax: C



20 Hillfoot Avenue

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- Immaculate three-bedroom family home
- Contemporary bathroom plus downstairs W/C
- Three bedrooms plus additional loft room
- Open-plan kitchen diner with sunroom extension
- Well presented and ready to move straight into!
- Block paved drive with parking for 5/6
- Quiet one-way residential development
- Separate living room with tasteful decor
- Powered garage/workshop with electric door

Hunters are delighted to bring to the market this immaculate and beautifully maintained three-bedroom family home, situated within a quiet one-way residential development in Pudsey. Offering spacious and versatile accommodation, extensive off-road parking, an impressive garage/workshop and a private low-maintenance garden, this superb property is ready for its next owners to move straight into and enjoy.

The home is entered through a useful entrance porch, providing the perfect place for coats and shoes before stepping into the welcoming hallway. Striking two-tone décor with a half-height dado rail immediately sets the tone for the exceptional presentation found throughout the property. A well-presented ground-floor WC provides a convenient addition for guests and busy family life.

At the heart of the home is the impressive open-plan kitchen and dining area. Designed as a sociable space for cooking, dining and entertaining, the kitchen is fitted with a generous range of wall and base units, including attractive glass-fronted display cupboards. Contrasting work surfaces and a contemporary tiled splashback complete the stylish finish, while an integrated double oven and useful understairs utility area add everyday practicality.

Natural light flows throughout the kitchen/diner and into the adjoining sunroom extension, creating a bright and seamless open-plan family space. Far more substantial than a traditional conservatory, the extension benefits from a solid roof, central heating and inset spotlights, allowing it to be enjoyed comfortably throughout the year. With direct access to the rear garden, this versatile space is perfect for relaxing, entertaining or spending time together as a family. The separate living room is equally impressive and provides a comfortable retreat from the main open-plan accommodation. Beautifully presented and generously proportioned, it features a stylish media wall that creates a striking focal point, with plenty of space for the whole family to relax and unwind.

To the first floor are three beautifully presented bedrooms. Both double bedrooms benefit from modern fitted wardrobes, providing excellent storage while maintaining a clean and contemporary finish. The versatile third bedroom could be used as a comfortable single bedroom, nursery, home office or study, adapting easily to the changing needs of a family. Accessed from the second bedroom via a ladder, the loft room provides valuable additional space. Complete with a Velux window, power and useful eaves storage, it would make an ideal study, hobby room or teenager's hangout.

The family bathroom is finished in a contemporary grey style and fitted with a P-shaped bath with an overhead rainfall shower, a vanity washbasin and a heated towel rail, creating a stylish yet practical space for everyday family life.

Externally, a substantial block-paved driveway provides parking for three vehicles across the front, with further parking extending down the side of the property. Additional parking is available within the garage if required, meaning the property could potentially accommodate five to six vehicles in total. The garage/workshop is fitted with power, an electric door and a Velux skylight, making it ideal for secure parking, storage, hobbies or use as a practical workspace. External power and a water tap are also available.

The enclosed rear garden has been thoughtfully designed to offer a peaceful, private and secure outdoor setting without the demands of extensive maintenance. An attractive decked seating area provides the perfect place to relax or entertain, complemented by an artificial lawn, garden shed and greenhouse. Gated access to the side adds further convenience and security, making the garden ideal for children, pets and family life.

Additional benefits include an alarm system and CCTV. Early viewing is highly recommended to fully appreciate the exceptional presentation, generous parking and versatile accommodation offered by this outstanding Pudsey family home.

Tel: 0113 257 6198

DINING KITCHEN

16'9" x 9'6" (5.11m x 2.91m)

LIVING ROOM

14'8" x 11'0" (4.48m x 3.37m)

SUN ROOM

10'9" x 9'1" (3.29m x 2.79m)

WC

4'7" x 2'5" (1.42m x 0.75m)

BEDROOM ONE

12'4" x 10'10" (3.78m x 3.31m)

BEDROOM TWO

11'10" x 10'7" (3.61m x 3.23m)

BEDROOM THREE

7'8" x 5'10" (2.35m x 1.80m)

BATHROOM

6'5" x 5'7" (1.97m x 1.71m)

OCCASSIONAL ROOM/LOFT

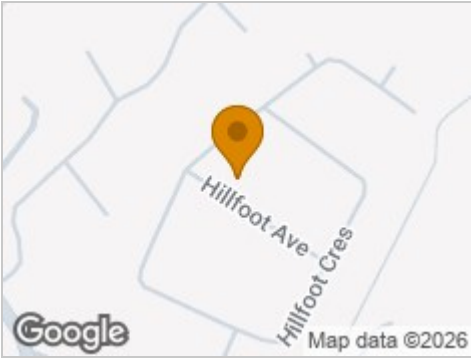
11'10" x 11'2" (3.61m x 3.41m)

GARAGE

19'0" x 9'4" (5.80m x 2.85m)



Road Map



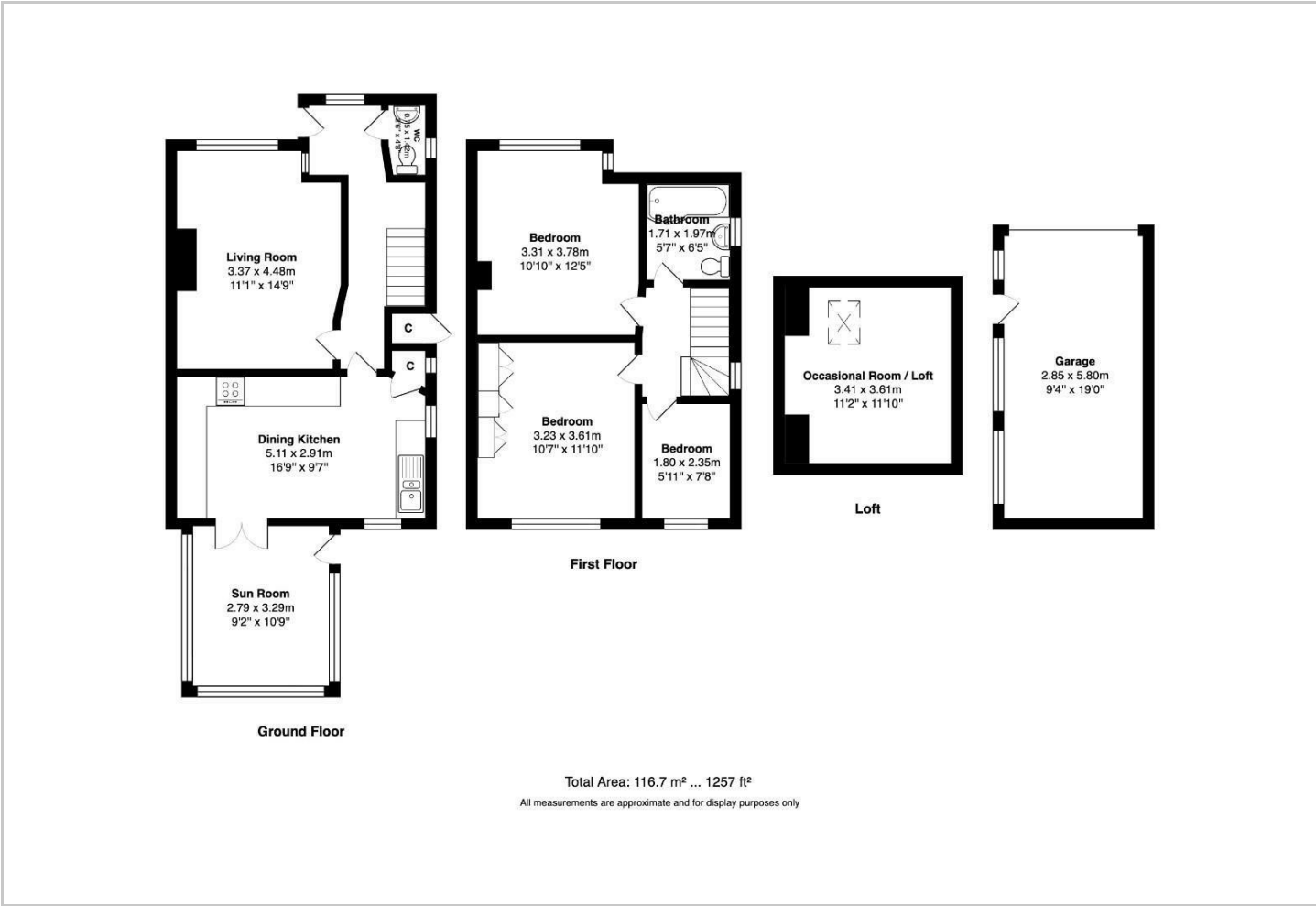
Hybrid Map



Terrain Map



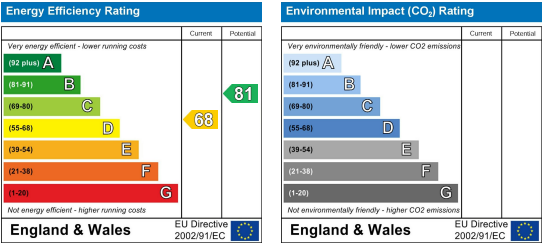
Floor Plan



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.