

HUNTERS®

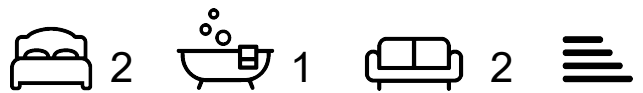
HERE TO GET *you* THERE



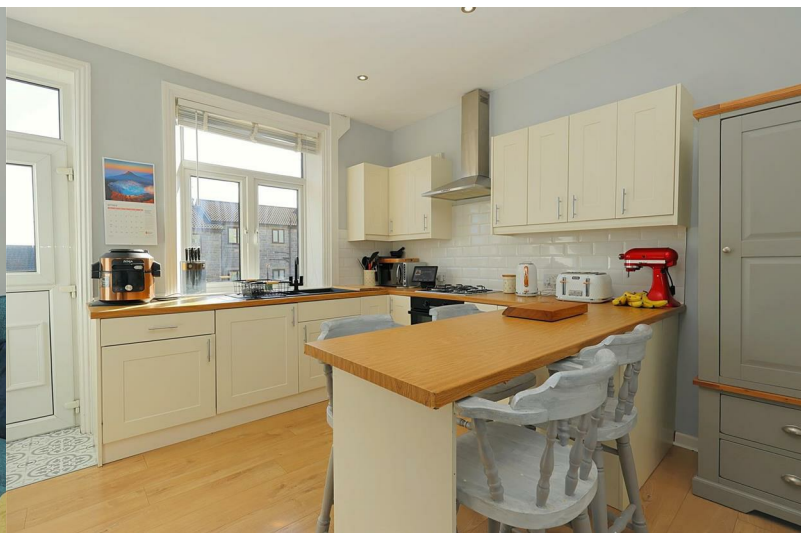
Hillthorpe Road

Pudsey, LS28 8ND

Guide Price £230,000



Council Tax: B



8 Hillthorpe Road

Pudsey, LS28 8ND

Guide Price £230,000



- CHAIN FREE
- STONE TERRACE
- MOVE IN READY
- VERSATILE USEABLE CELLAR
- TWO BEDROOMS
- LOW MAINTENANCE GOOD SIZE REAR GARDEN
- MODERN SLEEK BATHROOM
- POPULAR LOCATION

Entering the property through the entrance vestibule, you are welcomed into a spacious living room which immediately gives a cosy and inviting feel. A feature floating timber mantel and wood-burning stove create a wonderful focal point, making this the perfect room to relax and unwind on colder winter evenings.

To the rear is a light and bright kitchen/diner, fitted with attractive shaker-style units and offering an excellent amount of storage and work surface space. A breakfast bar provides additional seating and helps create a fantastic social space, ideal for everyday dining or entertaining family and friends. From here there is direct access to the rear garden, along with access down to the cellar.

The cellar is a particularly useful addition, being dry and useable and providing excellent versatility beyond traditional storage. Subject to a buyer's individual requirements, it could lend itself perfectly to use as a home gym, games room, hobby space or home office.

To the first floor are two bedrooms, with the principal bedroom being especially generous in size, while the second bedroom provides further flexible accommodation. The first-floor is completed by a sleek and modern house bathroom, fitted with a bath with shower over, wash hand basin set within a vanity unit, WC and heated towel rail. Stylish black taps and complementary fittings add a contemporary finish to the room.

Externally, the property benefits from a low-maintenance front garden, enclosed by a gate with a pathway leading to the front entrance.

To the rear is a generous, fully enclosed garden with fencing and gated access. Designed with low maintenance in mind, the garden is finished with artificial grass and provides a fantastic outdoor space to relax and unwind, enjoy warmer evenings or entertain family and friends.

Hillthorpe Road represents an exciting opportunity for first-time buyers, couples or anyone looking for a characterful stone home with more space than initially meets the eye. With its cosy living room, sociable kitchen/diner, versatile cellar and generous rear space, early viewing is highly recommended to appreciate everything this home has to offer.

DINING KITCHEN

12'8" x 12'6" (3.87m x 3.82m)

LIVING ROOM

12'6" x 12'2" (3.82m x 3.72m)

BEDROOM ONE

12'6" x 12'2" (3.82m x 3.72m)

BEDROOM TWO

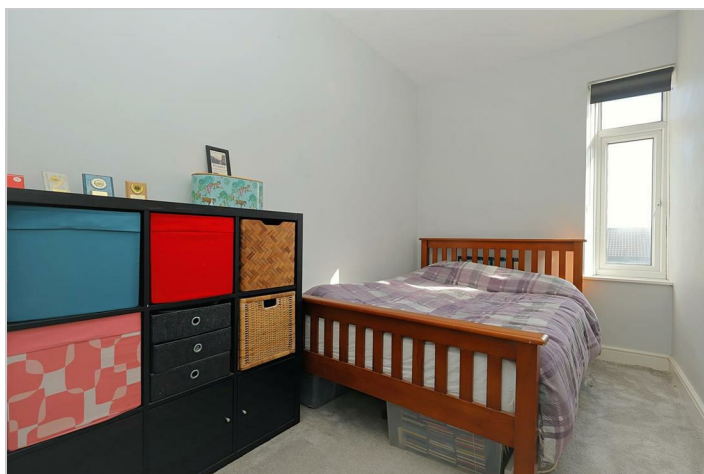
12'8" x 7'1" (3.87m x 2.16m)

BATHROOM

8'10" x 4'11" (2.71m x 1.50m)

CELLAR

15'9" x 12'2" (4.82m x 3.73m)



Road Map



Hybrid Map



Terrain Map



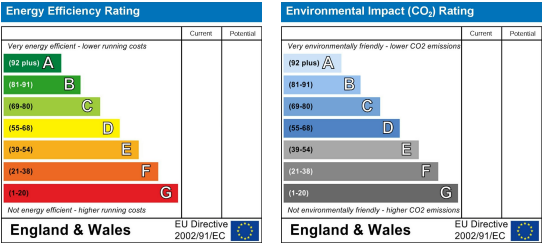
Floor Plan



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.