

# HUNTERS®

HERE TO GET *you* THERE



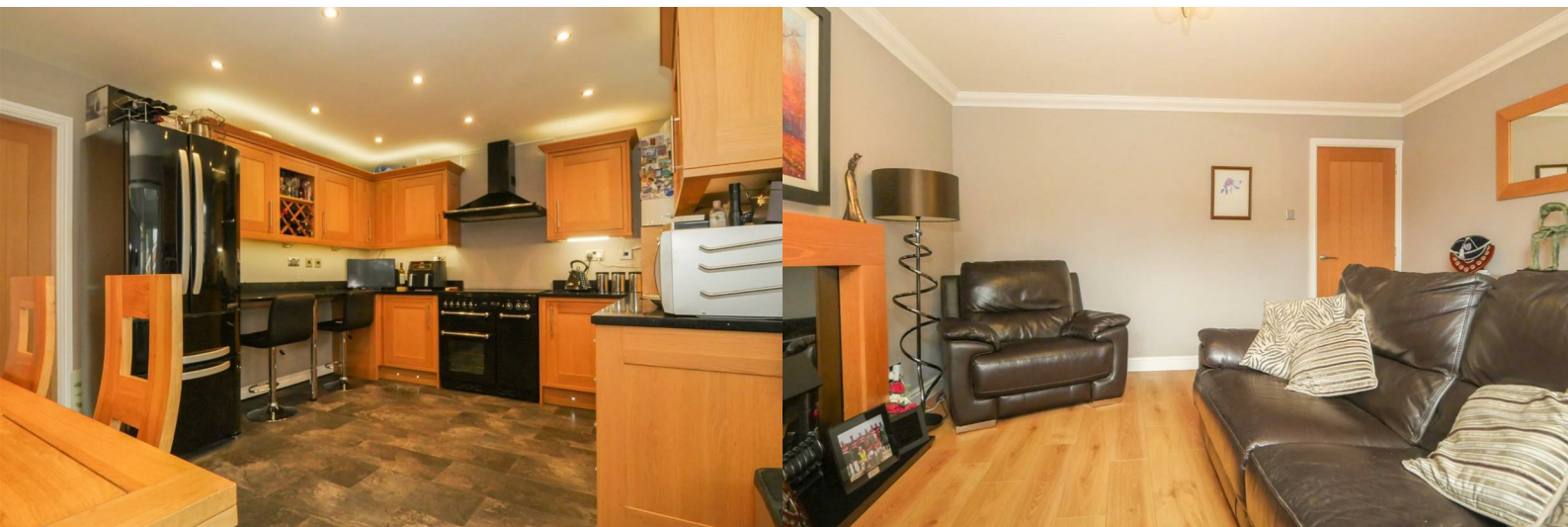
## Arthur Street

Stanningley, Pudsey, LS28 6JY

£250,000



Council Tax: C





# 40 Arthur Street

Stanningley, Pudsey, LS28 6JY

£250,000



- Modern 3 Bed semi detached
- Conservatory extension overlooking landscaped garden
- Modern kitchen/diner with quartz worktops
- Three bedrooms with flexible living options
- Well presented throughout
- Attached garage with garden access
- Peaceful location with strong community ties
- Close to public transport and local amenities
- Perfect for couple or young family

A charming modern 3 bed semi-detached property perfect for families and couples, offering a comfortable living space with a spacious reception room, conservatory extension, three bedrooms, a modern kitchen/diner, stylish bathroom, landscaped rear garden and attached garage in a peaceful area with strong local community ties.

Welcome to this well presented SEMI DETACHED property, perfect for families and couples alike. This lovely home is in good condition and offers a comfortable living space with a spacious reception room, rear heated and roofed CONSERVATORY extension, three bedrooms, a modern kitchen/diner and a stylish bathroom.

As you step inside the entrance through the composite front door, you are greeted by delightful LIVING ROOM with large windows, wood floors, and fitted wooden shelving, creating a warm and inviting atmosphere. The KITCHEN/DINER is a highlight of the home, boasting modern appliances, quartz worktops, a Range-master cooker, and ample storage units. The breakfast bar area is ideal for casual dining, and there is even a walk-in store cupboard for added convenience.

The CONSERVATORY EXTENSION has lovely views over the rear landscaped garden and has a solid roof with 2 velux type windows and tiled underfloor heating.

The THREE bedrooms offer flexible living options, with the first bedroom featuring built-in wardrobes, natural light, and two front windows. The second bedroom is a spacious double, while the third bedroom could serve as a single bedroom or a home office, depending on your needs.

Outside, the property benefits from the landscaped rear garden, which is part paved with AstroTurf and planted shrub/rockery. There is also an attached garage with garden access, a remote front door, and internal light and power.

Located in a peaceful area with strong local community ties, this property is also close to public transport links, local amenities, walking routes, and cycling paths. Don't miss the opportunity to make this house your new home!

Tel: 0113 257 6198

## HALL

## LIVING ROOM

13'0" x 12'11" (3.98 x 3.96)

## KITCHEN/DINER

16'3" x 11'3" (4.96 x 3.45)

## CONSERVATORY EXTENSION

14'9" x 10'5" (4.50 x 3.20)

## GARAGE

19'4" x 8'7" (5.9 x 2.64)

## BEDROOM ONE

16'3" x 8'8" (4.97 x 2.66)

## BEDROOM TWO

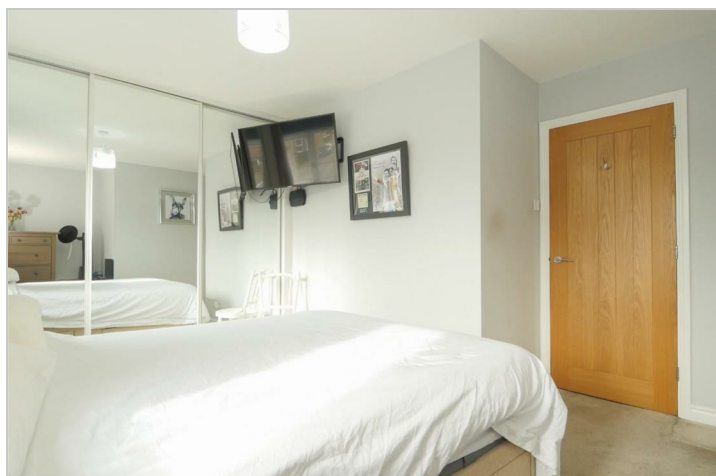
9'10" x 9'2" (3.00 x 2.80)

## BEDROOM THREE

9'10" x 6'6" (3.00 x 2.00)

## BATHROOM

6'3" x 5'10" (1.92 x 1.80)



Road Map



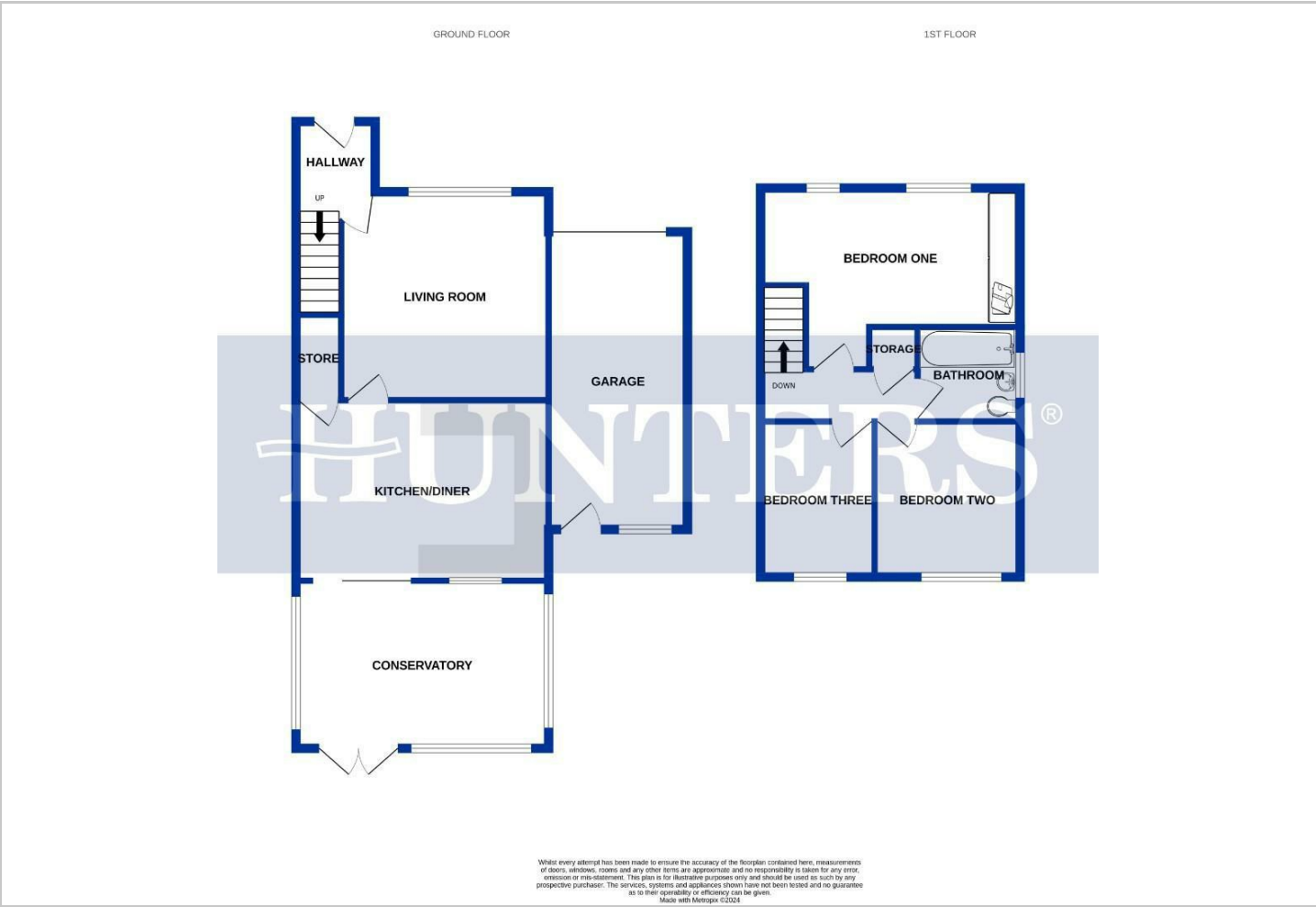
Hybrid Map



Terrain Map



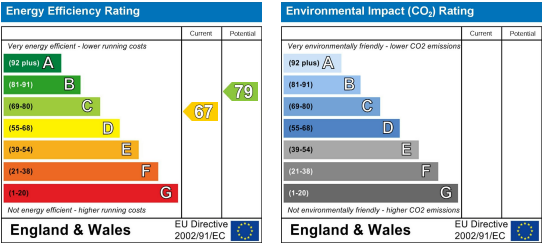
Floor Plan



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.