

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



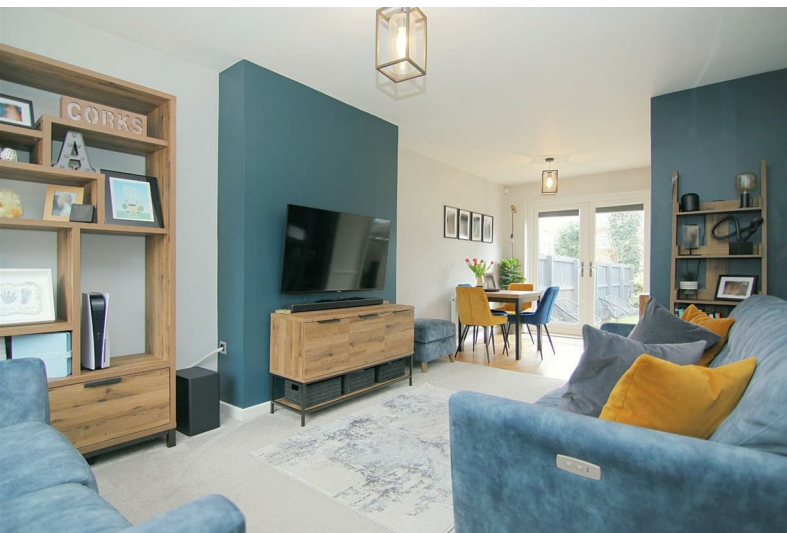
## Chatsworth Fall

Pudsey, LS28 8JZ

Price Guide £260,000



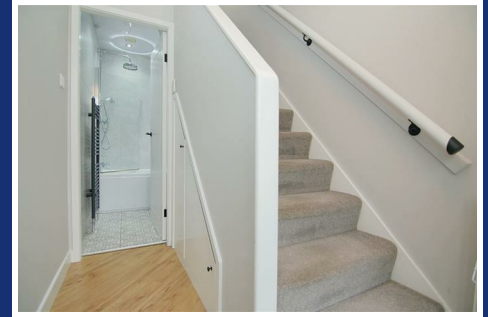
Council Tax: C



# 65 Chatsworth Fall

Pudsey, LS28 8JZ

Price Guide £260,000



- Immaculate Three bedroom semi
- Open living room with dining space
- French doors to the garden
- Smart Shaker style kitchen with appliances
- Ground floor bathroom
- Three first floor bedrooms
- Private and secure garden
- Large Detached Garage with extra storage
- Driveway with space for multiple vehicles
- Viewing recommended

This immaculate three bedroom semi detached home is for sale in a popular Pudsey location, offering a ready to move into property ideal for first time buyers and families.

To the ground floor, a bright open plan reception room provides both living and dining space, with a soft carpeted lounge area flowing into a wood effect dining zone. French doors open directly onto the garden, allowing natural light to flood through and creating a seamless connection between indoor and outdoor living. The shaker style kitchen is beautifully presented and fitted with an integrated oven, integrated Bosch microwave, tiled splashback, space for a fridge, and a useful side access door.

The ground floor bathroom is finished in a modern, spa like style, featuring tiled walls, an over bath rain shower, heated towel rail and a frosted window, offering both practicality and a touch of luxury.

Upstairs, the principal bedroom is a bright double to the front of the home, complete with large fitted wardrobes which will remain. The second bedroom is another well proportioned double with built in storage, while the third bedroom is a comfortable single with grey carpet and a pleasant outlook over the rear garden, ideal as a bedroom, home office or dressing room.

Externally, the property benefits from a private and secure rear garden with both lawn and flagged seating areas. There is also a detached garage with power and space for appliances, additional shed storage, and a driveway providing off street parking for multiple vehicles.

Well positioned for access to Pudsey's local amenities, schools and green spaces, the property also benefits from excellent transport links, making it a convenient and well balanced home in a sought after area.

Tel: 0113 257 6198

## KITCHEN

8'2" x 8'0" (2.51m x 2.45m)

## LIVING ROOM

23'7" x 10'8" (7.20m x 3.26m)

## BATHROOM

6'3" x 5'4" (1.92m x 1.65m)

## BEDROOM ONE

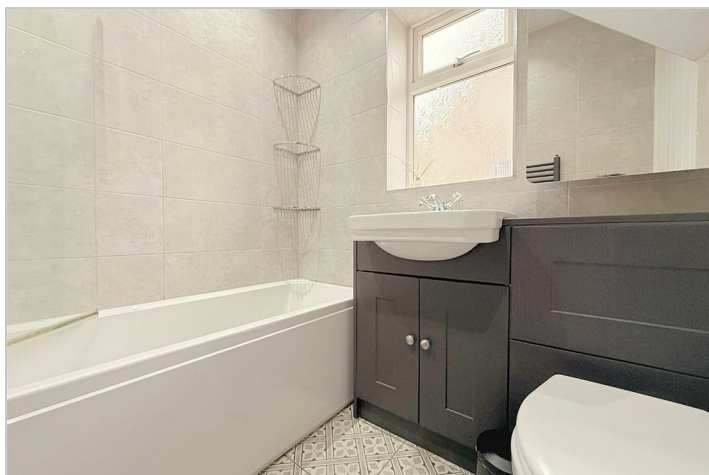
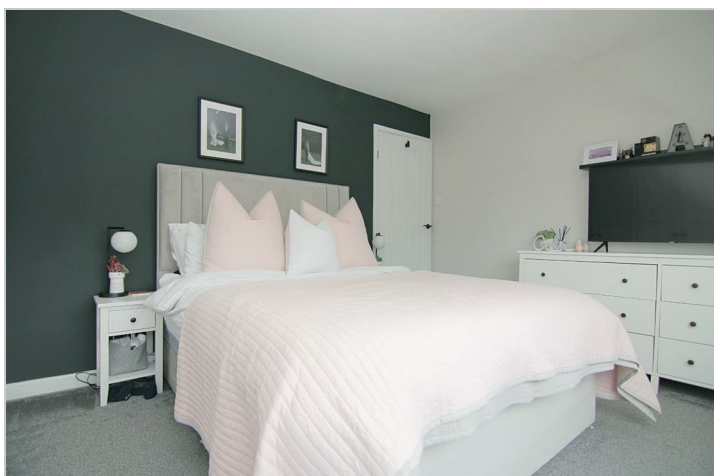
13'8" x 10'7" (4.18m x 3.25m)

## BEDROOM TWO

11'3" x 8'3" (3.45m x 2.54m)

## BEDROOM THREE

8'2" x 8'0" (2.51m x 2.44m)



## Road Map



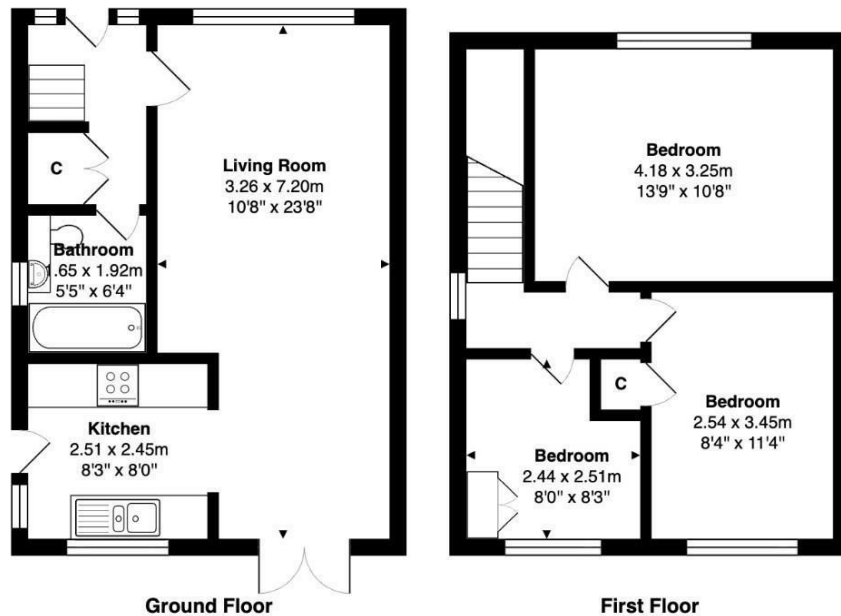
## Hybrid Map



## Terrain Map



## Floor Plan



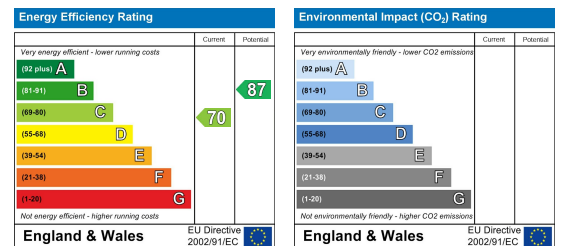
Total Area: 71.8 m<sup>2</sup> ... 773 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.