HUNTERS®

HERE TO GET *you* THERE

Mount Pleasant Road

Pudsey, LS28 7AW

£259,000

3 1 1 D

Council Tax: B

12 Mount Pleasant Road

Pudsey, LS28 7AW

£259,000

- Prime Pudsey location
- Three-bedroom semi-detached home
- Walking distance to town centre
- Fitted kitchen with integrated BOSCH oven
- Modern bathroom with underfloor heating
- South-facing garden plus powered outbuilding
- Two generous double bedrooms
- Versatile third bedroom or home office
- Driveway parking and alarm system
- Council tax band 'B'

Set in a PRIME Pudsey position, this neutrally decorated THREE-bedroom semi-detached home offers comfortable, well-proportioned living space that’s ready to move straight into, while still giving buyers the chance to add their own personal touches.

The ground floor features a welcoming BAY FRONTED reception room, complete with HARDWOOD flooring and an ornate ceiling, providing a comfortable everyday living space and a lovely blank canvas for your own style. To the rear, the tasteful fitted KITCHEN includes MODERN sage wall and base units, wooden worktops, an integrated BOSCH oven and tiled splashbacks, with a pleasant outlook over the garden and useful side access.

Upstairs, the main front double BEDROOM is an impressive size with neutral décor and plush carpeting. The second double bedroom enjoys similar proportions, overlooks the garden and benefits from a fitted wall WARDROBE and hardwood flooring, again offering a versatile space ready for personalisation. Bedroom three is currently used as a HOME OFFICE, with fitted wardrobe storage over the bulkhead, and would also make a charming single bedroom or dressing room.

The modern tiled BATHROOM is finished in a clean, neutral style and includes UNDERFLOOR HEATING, a bath with shower over, white suite comprising bath panel, sink and W/C, along with blinds and a frosted window.

Outside, there is a SOUTH-FACING rear garden with patio and lawn, plus a powered OUTBUILDING currently used as a gym. To the front, a driveway provides off-street PARKING, and the property also benefits from an alarm system. Council Tax Band B.

Located in one of Pudsey’s most POPULAR residential areas, the property sits within walking distance of Pudsey town centre, offering a wide range of local amenities, supermarkets, cafés and independent shops. Several well-regarded SCHOOLS are close by, making this a sought-after location for families, while fantastic LINKS to Leeds and wider areas are provided via the nearby ring road. Local parks and green spaces further enhance the appeal of this well-connected yet peaceful setting.

A lovely home in a fantastic location, IDEAL for buyers seeking something comfortable from day one, with scope to make it their own!

Tel: 0113 257 6198

KITCHEN
8'0" x 6'3" (2.44m x 1.92m)

LIVING ROOM
13'4" x 11'5" (4.08m x 3.50m)

DINING ROOM
11'5" x 11'3" (3.50m x 3.45m)

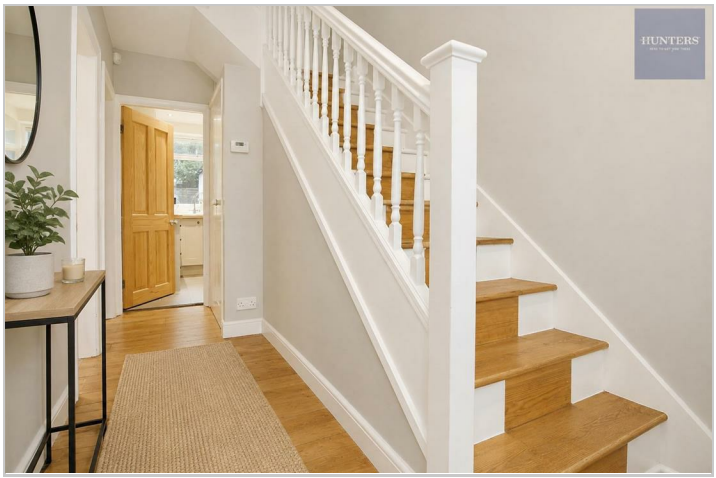
BEDROOM ONE
11'5" x 11'4" (3.48m x 3.46m)

BEDROOM TWO
11'4" x 11'3" (3.46m x 3.45m)

BEDROOM THREE
6'11" x 6'8" (2.11m x 2.05m)

BATHROOM
9'6" x 6'8" (2.90m x 2.05m)

OUTBUILDING
15'7" x 6'0" (4.76m x 1.83m)

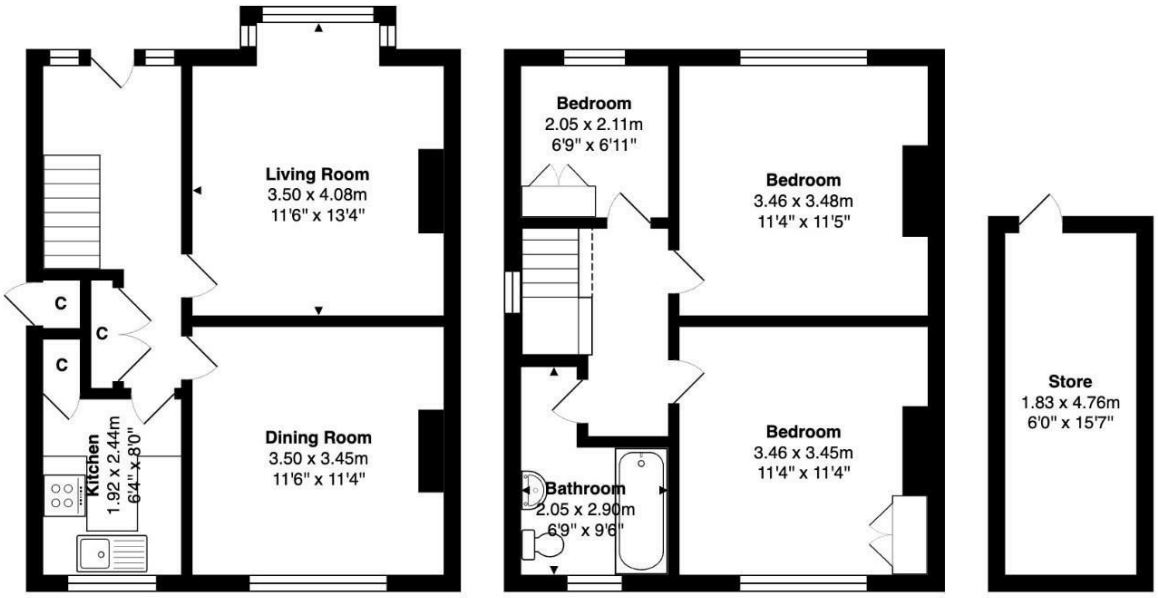


Road Map

Hybrid Map

Terrain Map

Floor Plan



Ground Floor **First Floor**

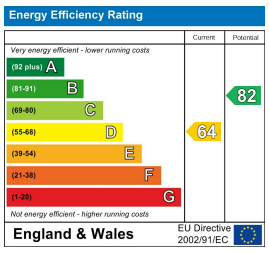
Total Area: 89.5 m² ... 963 ft²

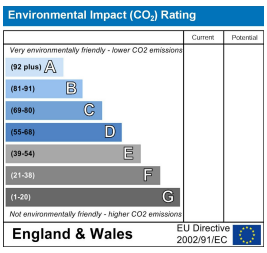
All measurements are approximate and for display purposes only

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com