

HUNTERS[®]

HERE TO GET *you* THERE



Moorland Road

Pudsey, LS28 8EJ

Asking Price £176,000



Council Tax: B



8 Moorland Road

Pudsey, LS28 8EJ

Asking Price £176,000



- CHAIN FREE SALE!
- Charming semi-detached home
- Two double bedrooms
- Neutral blank canvas
- Conservatory extension
- Practical kitchen bathed in natural light
- Large reception room for all the family
- Parking available on the block-paved drive
- Suntrap low-maintenance garden
- Fantastic location near Leeds & Bradford

Delighted to present this charming SEMI-DETACHED home, up for sale and perfect for first-time buyers, couples and investors alike! Nestled in a PRIME LOCATION, this house is just a stone's throw away from public transport links, reputable schools, and lovely parks. Plus, it's near the ring road for Leeds & Bradford and just a short walk away from your local shop.

As you step inside, you'll be welcomed by a neutrally decorated interior, offering a blank canvas for you to personalise. The house features a single, generously sized LIVING ROOM, complete with a cosy gas fire, bay window, and plush carpets. It provides ample space to accommodate a family and entertain guests.

The property boasts a well-equipped KITCHEN, flooded with natural light. It features wall and base units, a gas hob, and an integrated oven. The CONSERVATORY extension with power and central heating is a fantastic addition, offering you a delightful DINING SPACE to enjoy your meals.

The house offers TWO DOUBLE bedrooms, each with its own unique charm. The main bedroom benefits from a front bay window and offers plenty of space for furniture. The second bedroom is nicely decorated, with a sunny garden outlook, offering the potential to be used as a STUDY, if you prefer.

The BATHROOM is elegantly tiled, featuring a heated towel rail and a bath with an overhead shower.

Externally, the property benefits from a BLOCK-PAVED DRIVE. The sun trap garden is a delightful spot to unwind or entertain during the warmer months with access through the conservatory extension. And the best part? It's a CHAIN-FREE sale!

This house, with its council tax band B, offers excellent value. Don't miss out on this fantastic opportunity!

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

15'11" x 10'10" (4.87 x 3.32m)

KITCHEN

9'5" x 7'10" (2.88 x 2.40m)

CONSERVATORY

8'0" x 8'10" (2.44 x 2.71m)

LANDING

BEDROOM ONE

9'4" x 8'10" (2.87 x 2.70m)

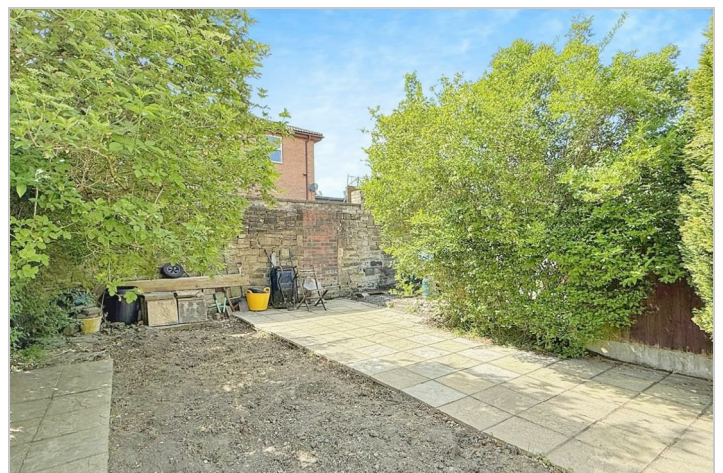
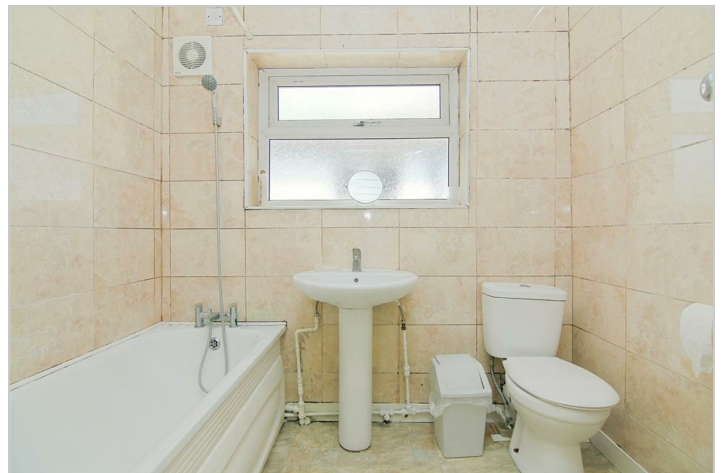
BEDROOM TWO

7'1" x 10'2" (2.17 x 3.11m)

BATHROOM

5'6" x 7'0" (1.69 x 2.14m)

GARDENS & DRIVE



Road Map



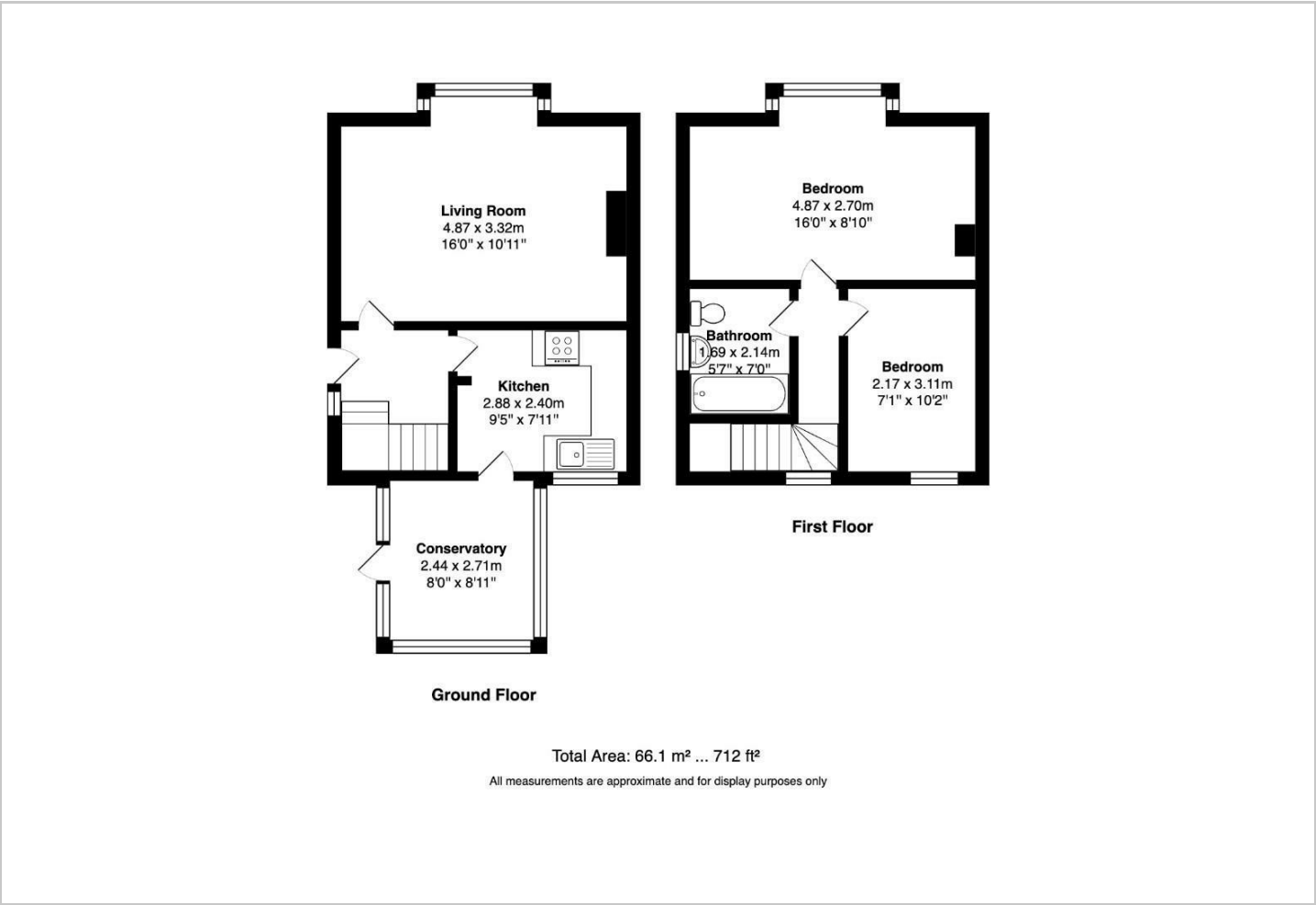
Hybrid Map



Terrain Map



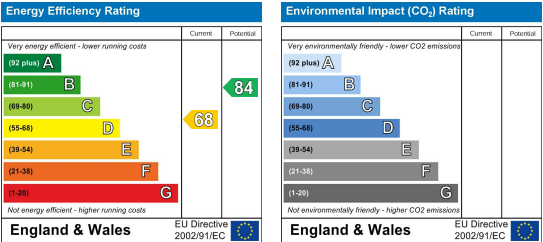
Floor Plan



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.