

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ederoyd Grove

Pudsey, LS28 7QZ

£260,000



Council Tax: C



# 19 Ederoyd Grove

Pudsey, LS28 7QZ

£260,000



- Extended three-bedroom semi-detached home
- Bright bay-fronted lounge with fireplace
- Versatile second reception room/snug
- Spacious kitchen with modernisation potential
- Three generous double bedrooms
- Ideal blank canvas to create own vision!
- Large private rear garden
- Off-street parking and garage
- Functional family bathroom with over-bath shower
- Sought-after Pudsey location with great links

Offered to the market is this EXTENDED three-bedroom semi-detached house, ideally situated in a sought-after and well-connected location with excellent links to Leeds and Bradford. This impressive family home is neutrally decorated throughout, providing a perfect BLANK CANVAS for first-time buyers and families to personalise according to their tastes.

Upon entering, you are welcomed by a spacious bay-fronted RECEPTION ROOM, enhanced by a feature fireplace and flooded with natural light. This versatile through room offers ample space to accommodate both living and dining areas, perfectly suited for family gatherings or entertaining guests. The SECOND reception room, a rear SNUG added through extension, opens onto the generous private rear garden, creating a seamless flow between indoor and outdoor living.

The KITCHEN offers significant potential for transformation—ideal for those wishing to create an open-plan living space or TAILOR the design to their preferences. Convenient side door access adds to its practicality.

Upstairs, the property boasts THREE generously sized DOUBLE BEDROOMS. The main bedroom, positioned at the front, features a bright bay window and FITTED wardrobes, with scope for personalisation. The second double bedroom overlooks the rear garden and is well-proportioned, whilst the third deceptive double bedroom presents versatility as a study or family room. The functional family BATHROOM is fitted with a tiled suite, a bath with over-shower, a heated towel rail, and a frosted window— all functional and presenting scope for future development.

Externally, a driveway to the front provides OFF-STREET PARKING and a GARAGE is positioned to the rear, paired with a large private GARDEN—ideal for family enjoyment. This great-sized home truly stands as a blank canvas for prospective buyers to create their ideal living space.

LOCATION - Pudsey, Leeds, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

**KITCHEN**

13'4" x 7'11" (4.08m x 2.43m)

**LIVING ROOM**

20'5" x 10'0" (6.23m x 3.06m)

**DINING ROOM**

10'8" x 10'5" (3.27m x 3.19m)

**BEDROOM**

11'8" x 11'10" (3.56m x 3.62m)

**BEDROOM**

11'8" x 8'4" (3.56m x 2.56m)

**BEDROOM**

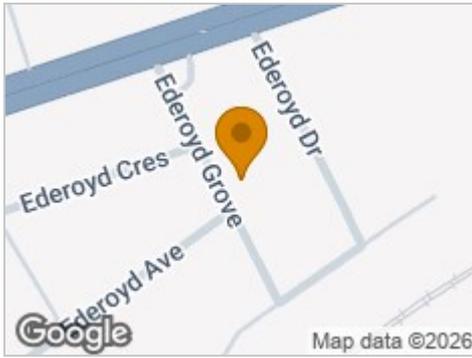
10'9" x 8'1" (3.28m x 2.47m)

**BATHROOM**

6'3" x 5'6" (1.93m x 1.69m)



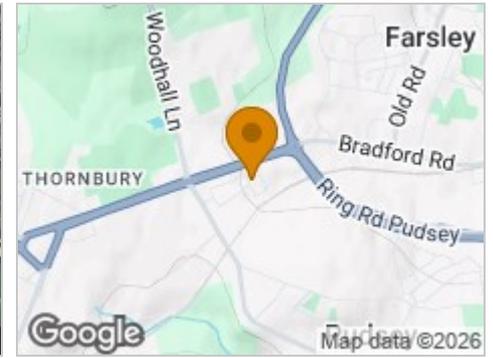
## Road Map



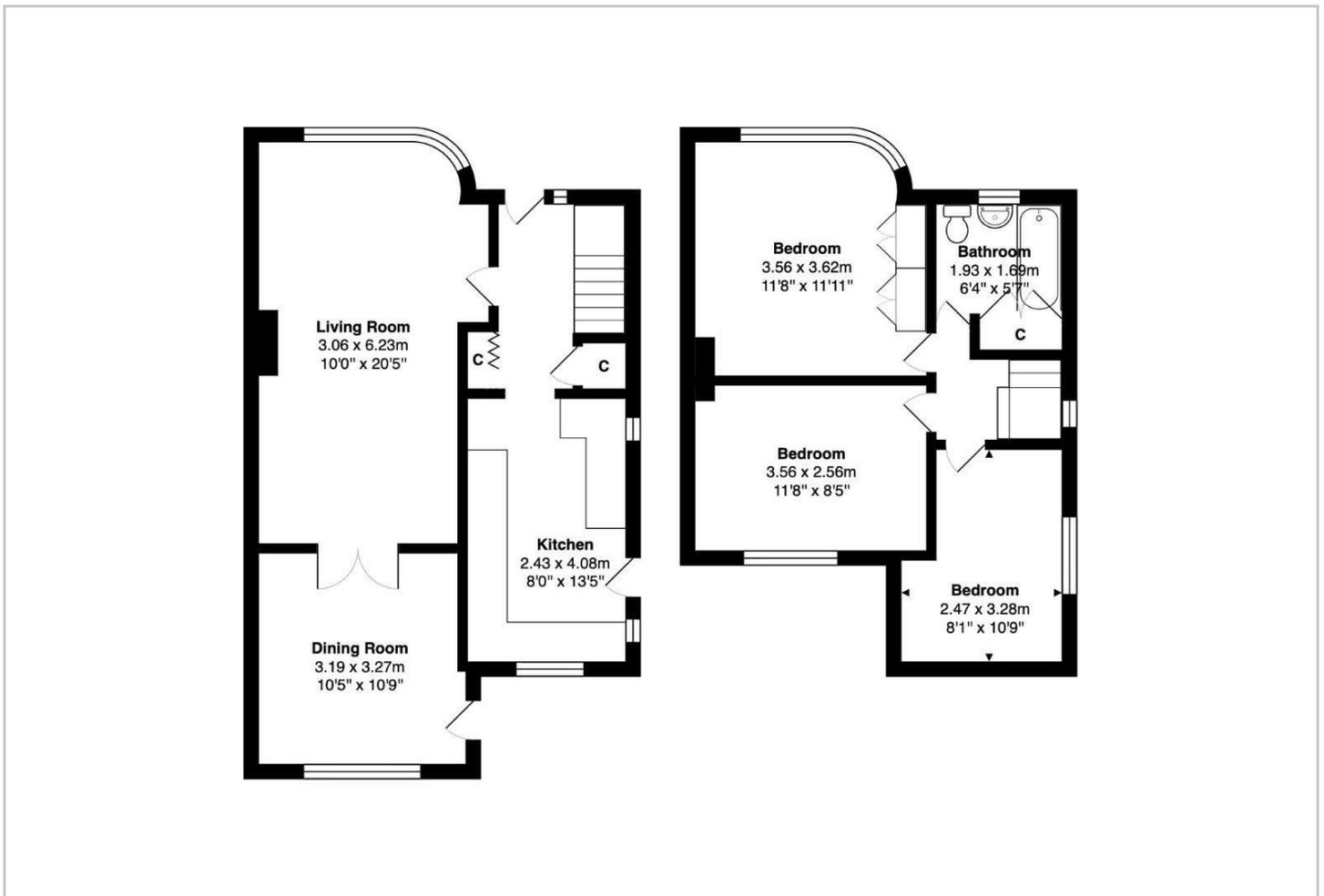
## Hybrid Map



## Terrain Map



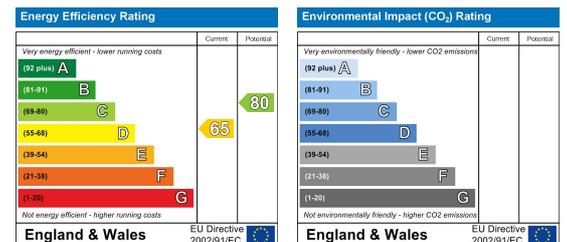
## Floor Plan



## 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.