

HUNTERS®

HERE TO GET *you* THERE



Southroyd Park

Pudsey, LS28 8AX

Offers Over £175,000



Council Tax: A



66 Southroyd Park

Pudsey, LS28 8AX

Offers Over £175,000



- Contemporary end terrace
- Two double bedrooms
- Stunning kitchen
- Off-street parking for two
- South-facing landscaped garden
- Modern bathroom suite
- Beautiful refurb throughout
- Perfect for first time buyers, couples and investors
- Within walking distance to excellent schools, local amenities and green belt walks
- Council tax band 'A'

Welcome to this IMMACULATE END TERRACE. This charming property has been REFURBISHED and offers a perfect blend of comfort and style, ideal for first-time buyers, couples and investors alike!

The house is in tip-top condition and boasts TWO charming DOUBLE BEDROOMS. The main bedroom is front facing, featuring a storage cupboard and a walk-in wardrobe. The second bedroom invites plenty of bright natural light and offers a calm, garden view. Both rooms are neutrally decorated, providing you the opportunity to add your personal touch.

The KITCHEN is a chef's dream come true, featuring a CONTEMPORARY hi-gloss finish, BREAKFAST BAR, integrated oven, and under-cupboard lighting. Plumbed for a washing machine and with space for a large fridge freezer it provides a perfect blend of practicality and style. It overlooks the garden, and is filled with natural light, making it a delightful place to cook. Plus, it has a pantry store under the stairs for your convenience.

The property houses a MODERN BATHROOM with a black-tiled suite, a bath with an overhead shower, and a heated towel rail. A frosted window ensures privacy while still letting in plenty of light.

The heart of the home is the LIVING ROOM, a neutral blank canvas sure to spark your creativity. It is spacious enough to accommodate the entire family, and the plush carpet flooring adds a luxurious touch.

One of the unique features of this property is the double drive for plenty of OFF-STREET PARKING. Both bedrooms and the living room have the benefit of wiring and internet for wall mounted flat screen TV's. The house has been recently refurbished and is a stunning BLANK CANVAS. The lovely SOUTH-FACING GARDEN has been landscaped is perfect for soaking up the sun.

The property is ideally located with public transport links, excellent schools, local amenities, and lovely nearby parks. It falls under council tax band 'A', and the EPC rating is 'C'.

This is a fantastic opportunity to make this lovely house your new home. Don't miss out!

Tel: 0113 257 6198

KITCHEN

17'0" x 7'0" (5.20m x 2.15m)

LIVING ROOM

13'8" x 10'3" (4.17m x 3.13m)

BEDROOM ONE

13'11" x 10'3" (4.26m x 3.13m)

BEDROOM TWO

8'7" x 7'4" (2.62m x 2.26m)

BATHROOM

8'1" x 7'3" (2.47m x 2.21m)



Road Map



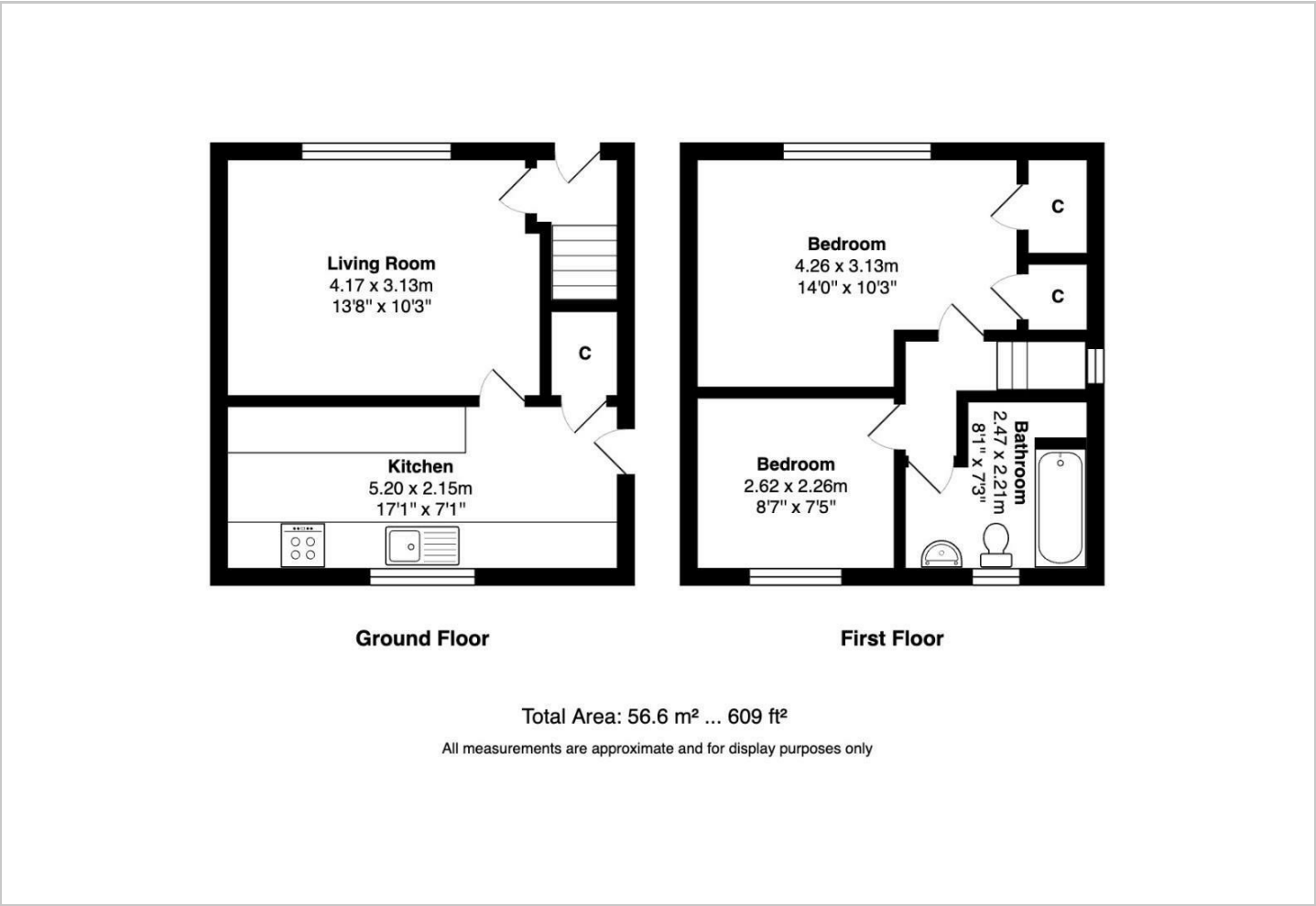
Hybrid Map



Terrain Map



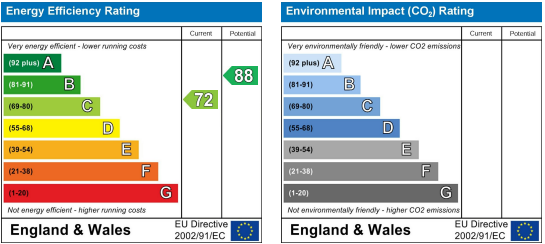
Floor Plan



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.