

# HUNTERS®

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## West Park

Pudsey, Leeds, LS28 7SN

Offers In The Region Of £350,000



# 23 West Park

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- Extended three bedroom semi-detached house
- The perfect family home
- No forward chain
- Well presented accommodation throughout
- Two reception rooms
- Double driveway
- Fantastic sized rear garden
- Sought after location in Pudsey

A superb opportunity to purchase this beautifully presented THREE BEDROOM SEMI DETACHED family home, which offers well-proportioned accommodation throughout and has been EXTENDED to create a greater and more flexible family living space. Situated in a highly sought-after street in Pudsey, close to local amenities and well-regarded schools in the immediate area. The property boasts a block paved double DRIVEWAY and a fantastic sized GARDEN to the rear which backs onto Queens Park. With the benefit of having NO FORWARD CHAIN, this fantastic property is not to be missed and therefore early viewing is advised!

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: A tastefully decorated ENTRANCE HALLWAY with stairs rising to the first floor and useful under stairs storage cupboard. The cosy LIVING/DINING ROOM is a wonderful sized reception room (formerly two rooms) which has a lovely dual aspect with bay window to the front and sliding patio doors to the rear. The KITCHEN has a good range of modern wall and base storage units with breakfast bar, space for all appliances and an integrated extractor hood. There is a pantry style cupboard with space for a dryer, an external door leading to the rear. The FAMILY ROOM is a great addition to the property which is currently being used as a dining room but can be extremely versatile, french style doors lead out to the garden.

Upstairs, there are THREE bedrooms, a house bathroom and access from the LANDING to loft space via a pull-down ladder which has light/power and has potential to convert to another bedroom. BEDROOM ONE is a double sized room with fitted wardrobes and wonderful far-reaching views. BEDROOM TWO is another double sized room and BEDROOM THREE is a comfortable single sized room, ideal for a children's room or home office. The SHOWER ROOM has a modern three-piece suite with shower cubicle and overhead mains powered shower, heated towel rail and fully tiled walls.

Outside, to the front, there is a block paved DRIVEWAY providing ample off-street parking. To the rear, there is a generous sized decking area, perfect for outdoor entertaining and relaxing. The rear garden is an impressive size which backs onto Queens Park with steps from the decking area which lead to a lawned area with mature borders.

The location of the property is perfect to access all of the local amenities in the Pudsey area, which include the park and a variety of shops and services in the centre of Pudsey, including the bus station with regular services to both Leeds and Bradford and other destinations. There is a well-regarded primary school within 350 metres and for recreation Queens Park is located directly behind the property.

## HALLWAY

### LIVING ROOM

12'10 x 11'47 (3.91m x 3.35m)

### DINING ROOM

12'44 x 11'64 (3.66m x 3.35m)

### KITCHEN

15'16 x 9'69 (4.57m x 2.74m)

### FAMILY ROOM

14'70 x 7'38 (4.27m x 2.13m)

### LANDING

### BEDROOM ONE

11'53 x 10'51 (3.35m x 3.05m)

### BEDROOM TWO

11'75 x 10'27 (3.35m x 3.05m)

### BEDROOM THREE

8'78 x 6'70 (2.44m x 1.83m)

### SHOWER ROOM

6'35 x 6'34 (1.83m x 1.83m)



## Road Map



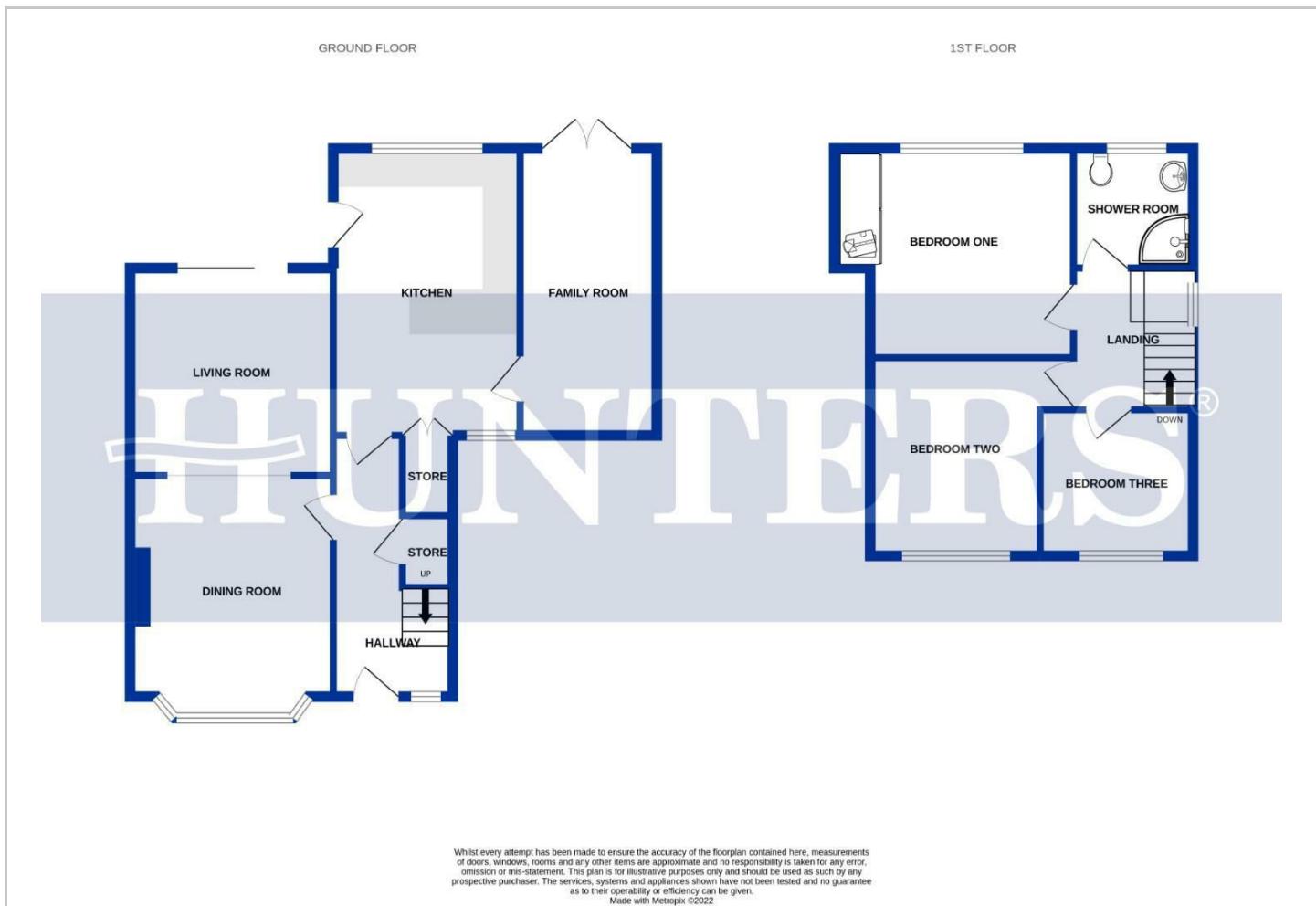
## Hybrid Map



## Terrain Map



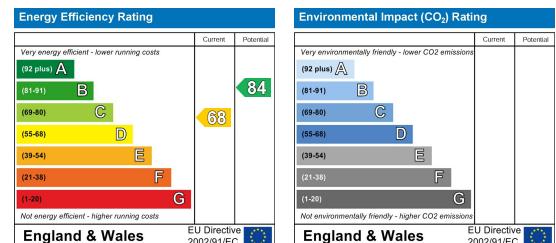
## Floor Plan



## 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.