

# HUNTERS®

HERE TO GET *you* THERE



## Pembroke Road

Pudsey, LS28 7NE

£220,000



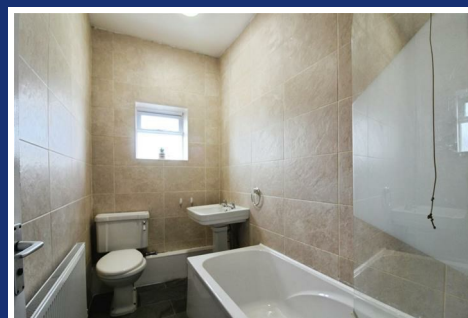
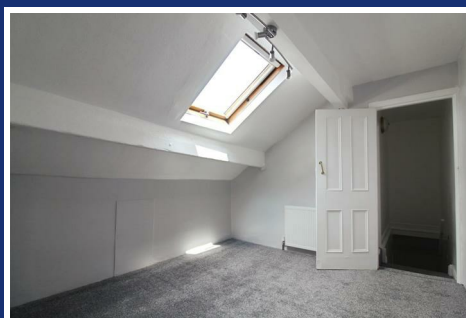
Council Tax: B



# 33 Pembroke Road

Pudsey, LS28 7NE

£220,000



- Stone back-to-back terrace
- Four charming bedrooms
- Within walking distance to Pudsey town centre
- Newly refurbished
- Blank canvas for personal touches
- Spacious kitchen diner
- Sought after location near local amenities
- Nearby Ring road for commuters to Leeds & Bradford
- Perfect for first-time buyers, families and investors alike!
- Council tax band B

Having both GAS FIRED CENTRAL HEATING and DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE into the light and airy open plan KITCHEN, which has a range of wall and base units and offers ample space for a dining table and chairs. The kitchen also provides access to the useful cellar. The LOUNGE is a great size reception room and has a large window which floods the room with light.

ON THE FIRST FLOOR, you will find ONE DOUBLE BEDROOM and ONE LARGE SINGLE BEDROOM, as well as the house white three piece suite BATHROOM. Stairs rise again to the SECOND FLOOR where you will find TWO ATTIC BEDROOMS. All bedrooms are neutrally decorated and new carpets have been paid.

Externally, there is a low maintenance yard area and on street parking.

### KITCHEN DINER

12'68" x 11'91" (3.66m x 3.35m)

### LIVING ROOM

14'88" x 11'59" (4.27m x 3.35m)

### BEDROOM ONE

14'94" x 11'41" (4.27m x 3.35m)

### BEDROOM TWO

8'81" x 7'71" (2.44m x 2.13m)

### BATHROOM

8'82" x 4'67" (2.44m x 1.22m)

### BEDROOM THREE

11'38" x 10'05" (3.35m x 3.18m )

### BEDROOM FOUR

12'95" x 11'21" (3.66m x 3.35m)

### FRONT YARD



Road Map



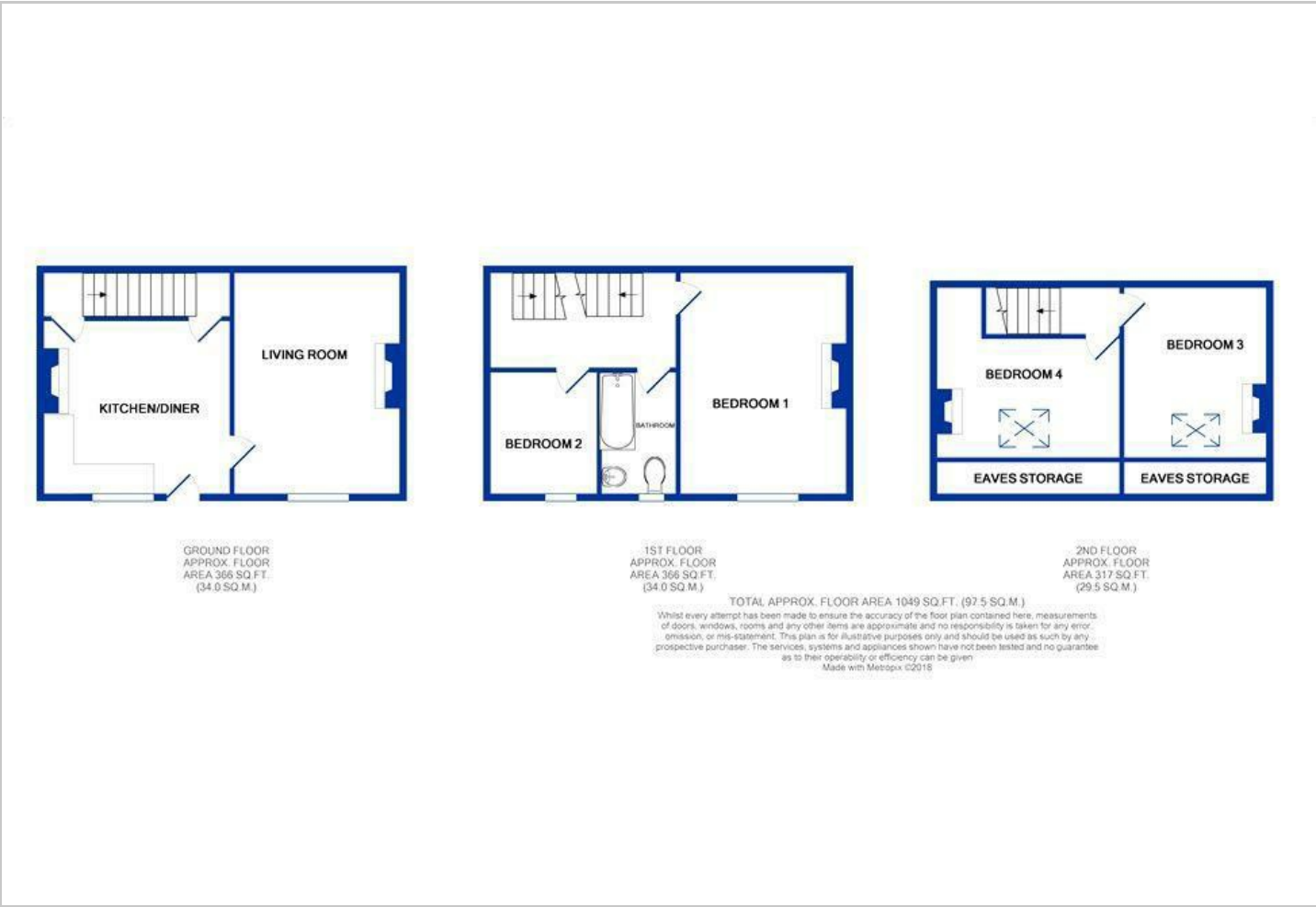
Hybrid Map



Terrain Map



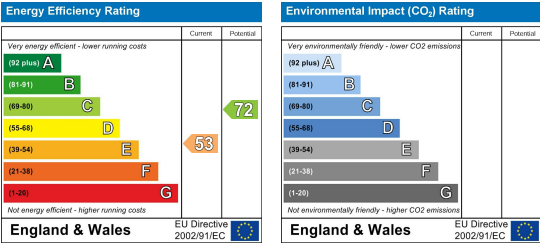
Floor Plan



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.