

# HUNTERS®

HERE TO GET *you* THERE



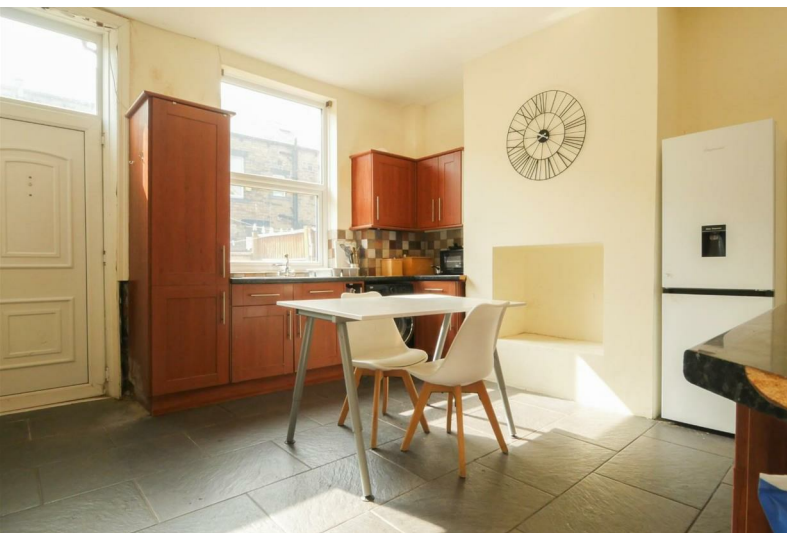
## Laurel Terrace

Pudsey, Leeds, LS28 7QJ

Offers In The Region Of £180,000



Council Tax: B



# 22 Laurel Terrace

Pudsey, Leeds, LS28 7QJ

## Offers In The Region Of £180,000



- Four bedroom stone built terraced house
- No forward chain
- Attention first time buyers and investors
- Spacious living room and kitchen/diner
- Cellar for storage
- Enclosed south facing garden to rear
- Close to Pudsey town centre and excellent transport links

A great opportunity to purchase this STONE BUILT, FOUR BEDROOM TERRACED house, situated in a convenient location in Pudsey, close to the town centre and excellent transport links. Featuring ready to move into accommodation which will allow prospective buyers to make their own mark, the property benefits from having TWO LOFT ROOMS which are currently being used as bedrooms, a SPACIOUS LIVING ROOM, KITCHEN/DINER, CELLAR FOR STORAGE and externally, an enclosed SOUTH FACING GARDEN. Offered to the market with NO FORWARD CHAIN, the property is sure to appeal to a range of buyers in particular FIRST TIME BUYERS and INVESTORS.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: Spacious LIVING ROOM with recessed feature fire place. A generous sized KITCHEN/DINER which has a range of wall and base storage units, an integrated electric oven, gas hob and extractor hood, space for a fridge/freezer and washing machine, tiled flooring and door to the rear. An internal doors leads down to the CELLAR which has light and power, ideal for storage.

To the first floor, there are TWO DOUBLE BEDROOMS and a house BATHROOM which has a modern four piece suite and includes a shower cubicle with overhead electric shower, heated towel rail, fully tiled walls and flooring. Stairs from the first floor LANDING lead to the second floor where there are TWO FURTHER BEDROOMS, both having Velux windows.

Externally, on street parking is available to the front of the house. To the rear, there is a fully enclosed SOUTH FACING GARDEN with decking area, perfect for sitting out and relaxing.

The location of the property is perfect for commuting links to both Leeds and Bradford via the Ring Road and Pudsey Railway Station. The house is situated within 500 metres of the centre of Pudsey, where there is a good selection of amenities including shops/café's, local schools and transport links. Owlcoates shopping centre, which includes the Marks & Spencer's outlet, is also located within 1.5 miles of the property.



## LIVING ROOM

13'5" x 13'5" (4.1m x 4.1m)

## KITCHEN/DINER

14'1" x 13'1" (4.3m x 4m)

## HALL

## LANDING (1ST FLOOR)

## BEDROOM ONE

13'5" x 11'1" (4.1m x 3.4m)

## BEDROOM TWO

13'5" x 7'10" (4.1m x 2.4m)

## BATHROOM

13'5" x 4'7" (4.1m x 1.4m)

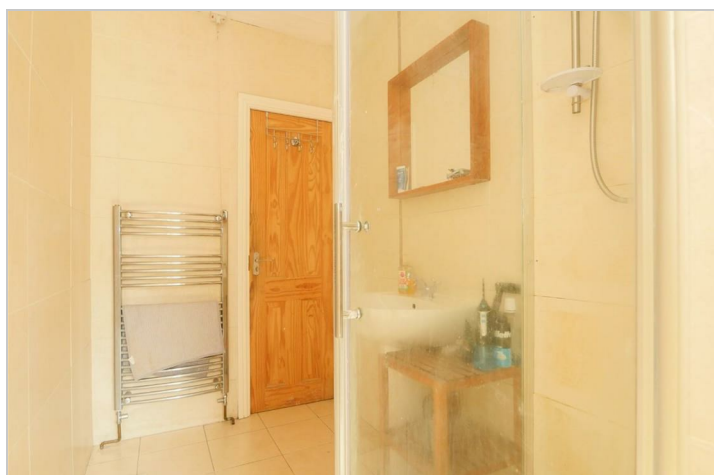
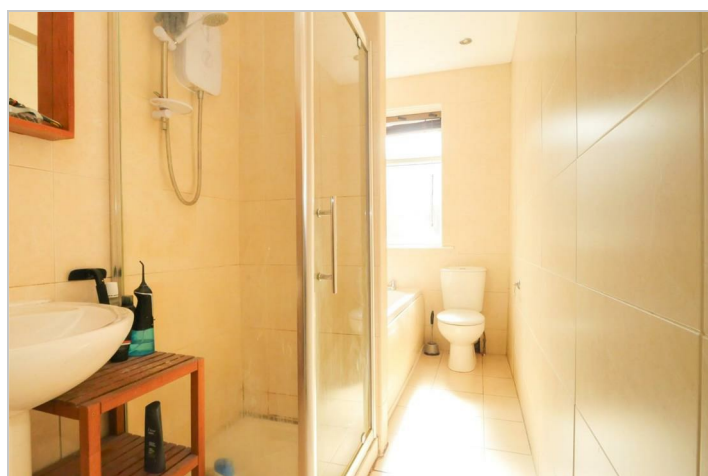
## LANDING (2ND FLOOR)

## BEDROOM THREE

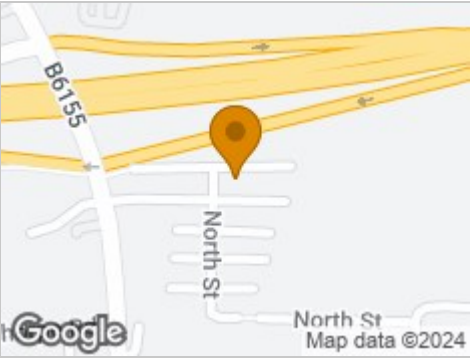
13'5" x 13'5" (4.1m x 4.1m)

## BEDROOM FOUR

13'1" x 12'1" (4m x 3.7m)



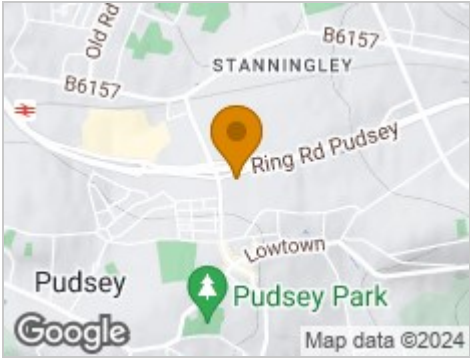
Road Map



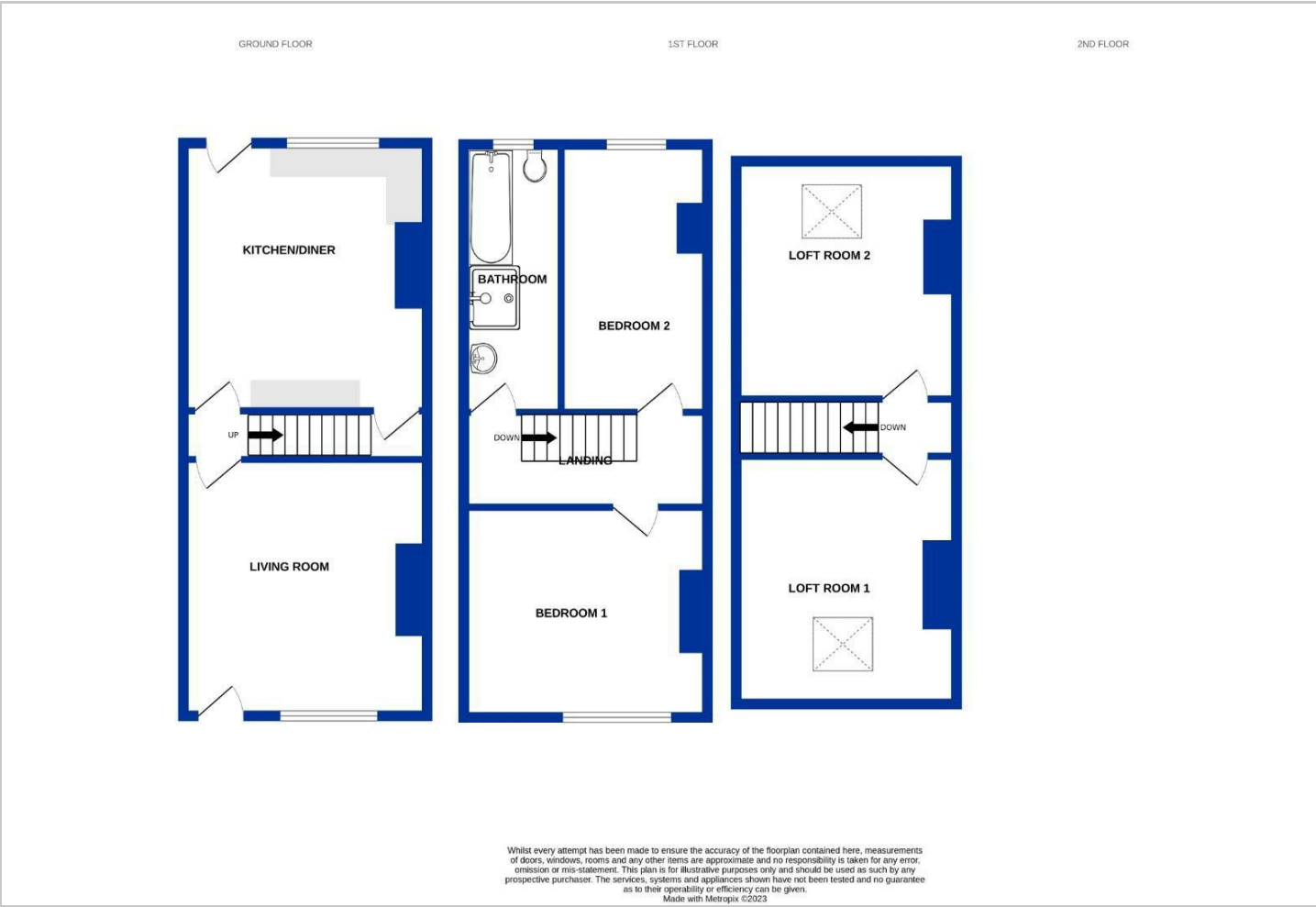
Hybrid Map



Terrain Map



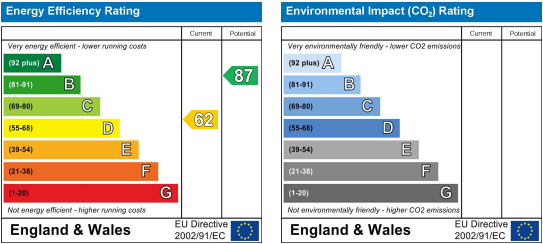
Floor Plan



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.