

# HUNTERS®

HERE TO GET *you* THERE



**Glebe Street**

Pudsey, LS28 8PB

£275,000



Council Tax: B



# 12 Glebe Street

Pudsey, LS28 8PB

£275,000



- Stone through Terraced house
- Spacious reception room with natural light
- Modern kitchen with Range master cooker
- Dining space and exposed brick wall
- Three bedrooms with built-in wardrobes
- Stylish bathroom with mains shower
- Walk-out basement utility room
- Downstairs WC for added convenience
- Fenced and gated rear garden
- Nearby schools and local amenities

Presenting for sale, this enticing STONE terraced house that showcases a brilliant mix of charm, comfort, and convenient living space. In good condition, it boasts a thoughtful layout perfect for first-time buyers or families seeking a comfortable abode.

As you step through the composite front door into the reception room, you're greeted by a vast space adorned with a laminated wood floor and a large front window that floods the area with abundant natural light. It's an ideal room for family gatherings or to unwind after a long day.

The kitchen, equipped with a Range master cooker, seamlessly blends functionality and style. Outfitted with dining space, a laminated wood floor, and a white sink set against an exposed brick wall – it has all the essentials for enjoyable cooking experiences. Additionally, the basement utility room offers space for a washer and features a stable door leading onto the rear garden.

The property encompasses three bedrooms, two doubles, and one single. The first bedroom incorporates a built-in wardrobe and an attractive cast-iron fireplace. The second bedroom, furnished with built-in wardrobes and a laminated wood floor, serves well as a home office. The third, located in the roof space, features built-in wardrobes, a dormer type window, and well-designed eaves storage space.

Adding further value is the bathroom, boasting a fresh white suite complete with a heated towel rail, a vanity sink, and mains shower.

Your homely routine gets an even better upgrade with the uniquely featured walk-out basement utility room that houses a boiler cupboard, space for a washer and a useful DOWNSTAIRS wc. This property further distinguishes itself with PVC double glazing and serviced gas ch.

The location hits the sweet spot between solitude and community, with accessible public transport links, nearby schools, local amenities, nearby parks, walking and cycling routes in a sought-after location. Completing this homely package, the rear garden is fenced and gated, offering you a lovely outdoors spot right at home.

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

**UTILITY**

16'1" x 10'9" (4.91 x 3.28)

**DINING KITCHEN**

12'8" x 12'4" (3.88m x 3.77m)

**LIVING ROOM**

14'4" x 12'4" (4.39m x 3.77m)

**BEDROOM**

12'4" x 11'6" (3.77m x 3.51m)

**BEDROOM**

10'0" x 6'9" (3.07m x 2.06m)

**BATHROOM**

8'6" x 5'6" (2.60m x 1.68m)

**BEDROOM**

23'7" x 12'4" (7.21m x 3.77m)



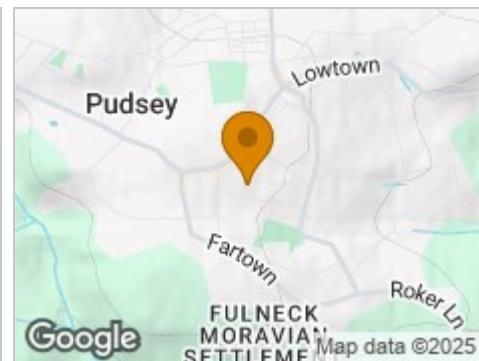
## Road Map



## Hybrid Map



## Terrain Map



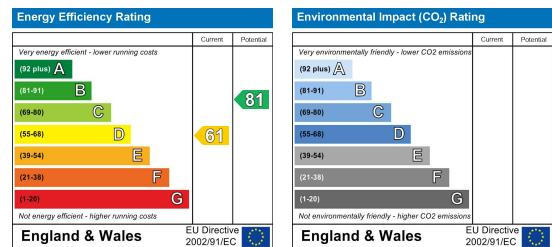
## Floor Plan



## 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.