

# HUNTERS®

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## Highfield Crescent

Pudsey, Leeds, LS28 7JJ

Offers In The Region Of £217,000



Council Tax: B



# 8 Highfield Crescent

Pudsey, Leeds, LS28 7JJ

Offers In The Region Of £217,000



- Three bedroom semi detached house
- No forward chain
- Attention couples and families
- Kitchen/diner and spacious living room
- Three double bedrooms
- Driveway and car port
- Fabulous south facing garden
- Close to Pudsey town centre and transport links

Offered to the market with NO FORWARD CHAIN is this double fronted, BRICK BUILT THREE BEDROOM SEMI DETACHED house, situated in a popular location in Pudsey, close to excellent transport links and the town centre. Showcasing well proportioned, ready to move into accommodation, the property boasts a spacious LIVING ROOM, KITCHEN/DINER, THREE DOUBLE BEDROOMS and externally a DRIVEWAY and generous sized SOUTH FACING GARDEN. Sure to appeal to a range of buyers in particular COUPLES and YOUNG FAMILIES, early viewing is advised.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE HALLWAY with stairs rising to the first floor. The LIVING ROOM is a lovely size and has a dual aspect which allows plenty of natural light, there is also an electric fire with surround and hearth. The KITCHEN/DINER is a brilliant size and would make a great entertaining/socialising space. The kitchen area has a range of wall and base storage units with Belfast sink and space for a range cooker, fridge/freezer and washing machine. The dining area has a central island/breakfast bar, wall mounted electric fire and door leading to the rear.

Upstairs, there are THREE bedrooms, all of which are double sized rooms and bedroom's one and two have useful storage cupboards. The SHOWER ROOM has a cubicle with overhead mains powered rainfall shower, vanity style sink unit, storage cupboard and part panelled and tiled walls. The LANDING provides access to a partially boarded loft space, ideal for storage.

Outside, to the front, the garden is part gravelled and paved for low maintenance and there is a DRIVEWAY providing off street parking which leads to a car port and gated access to the rear garden. The rear garden is a fabulous size and is mainly lawned, fully enclosed and has mature borders with rhubarb plants. The garden enjoys a directly SOUTH FACING aspect and has a patio area and composite decking area, perfect for entertaining and relaxing. In addition, there is an outdoor shed, perfect for storage.

The location of the property is perfect for a couple or young family looking for easy access to the centre of Pudsey which is within 1 mile and Queen's Park which is within 0.5 miles. There are a number of well-regarded local schools in the area and Pudsey Railway Station and the Owlcoates shopping centre are within 1 mile walking distance.

## HALLWAY

### LIVING ROOM

19'0" x 9'10" (5.8m x 3m)

### KITCHEN AREA

8'10" x 6'6" (2.7m x 2m)

### DINING AREA

14'5" x 8'10" (4.4m x 2.7m)

### LANDING

### BEDROOM ONE

12'9" x 9'6" (3.9m x 2.9m)

### BEDROOM TWO

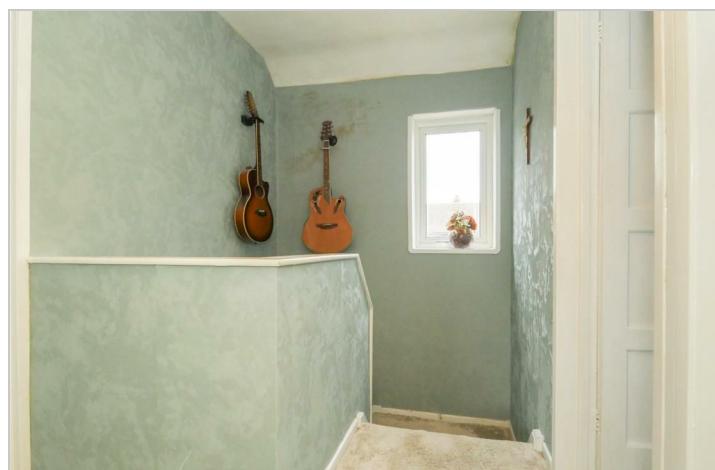
11'9" x 8'10" (3.6m x 2.7m)

### BEDROOM THREE

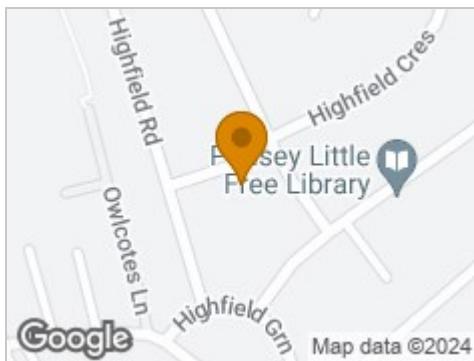
9'10" x 6'10" (3m x 2.1m)

### SHOWER ROOM

8'10" x 6'10" (2.7m x 2.1m)



## Road Map



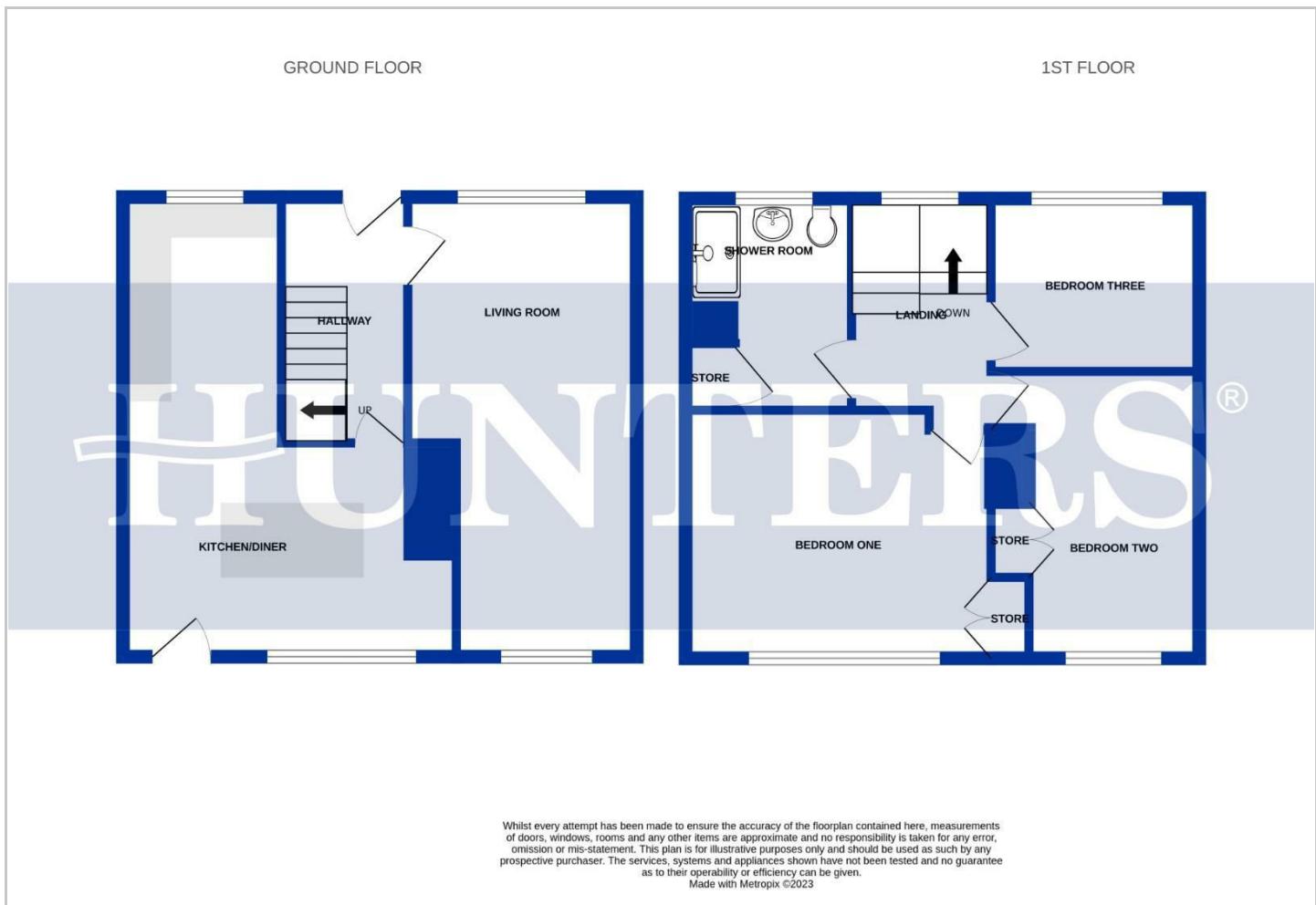
## Hybrid Map



## Terrain Map



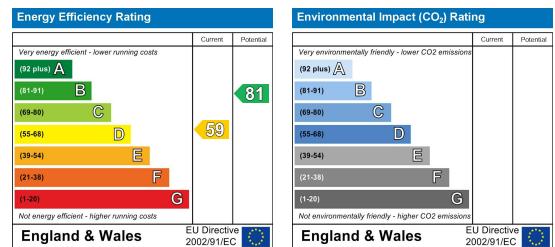
## Floor Plan



## 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.