

# HUNTERS<sup>®</sup>

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## Meadow Park Crescent

Stanningley, Pudsey, LS28 7TL

£350,000



Council Tax: C



# 8 Meadow Park Crescent

Stanningley, Pudsey, LS28 7TL

£350,000



- Four bedroom semi-detached home
- Huge 25ft open-plan living space
- Extended kitchen diner with modern appliances
- Ground floor bedroom and bathroom ideal for multi-generational living
- Impressive size and finish throughout
- Extended and converted garage used as fifth bedroom
- Quiet cul-de-sac position near Leeds & Bradford
- Extensive off street parking for approx. 8 cars
- Only a 0.3 mile walk to the nearest train station
- EPC score: C, Council tax band 'C'

This neutrally decorated four-bedroom semi-detached house is for sale in a quiet cul-de-sac in Stanningley, ideally suited to families looking for generous space and excellent city connections.

At the heart of the home is a huge open-plan reception room, approximately 25ft long, which flows through to the extended kitchen diner. Stylish internal glass double doors connect the two spaces, allowing light to pass between the rooms while creating a natural flow that works well for everyday living and entertaining. The extension has created a particularly spacious kitchen with plenty of room for dining, making it a sociable hub of the home. The modern, well-equipped kitchen benefits from under-unit lighting, excellent natural light and direct access to the garden.

A particularly useful feature of the home is the ground floor double bedroom, complemented by a contemporary bathroom on the same level. This flexible layout offers a range of possibilities, whether used as a bedroom, playroom or additional reception space, and provides an ideal setup for multi-generational living or for families seeking adaptable accommodation.

Upstairs, there are three further bedrooms. Two are double dormer rooms, one front facing with fitted wardrobes and a ceiling fan, the other garden facing with wall storage and potential to serve as the main bedroom. The fourth bedroom, also front facing, works well as a child's room or home office and has its own ensuite with W/C, shower and sink.

Externally, the property sits on an impressive plot with a massive driveway providing extensive off street parking. The extended and converted garage has been used by the current vendors as another bedroom, living room and bathroom whilst remaining connected to the main family home.

Stanningley provides nearby schools and parks, with Pudsey and Farsley also close by for local shops, cafés and amenities. The property is around a 0.3 mile walk to the nearest train station, giving convenient rail links into Leeds city centre and beyond, making commuting straightforward. Additional benefits include an EPC rating of C and council tax band C.

#### Agent's Note

The property has been extended to the rear and the former garage has been extended and converted to create additional accommodation. These works are understood to have been carried out by the current owners. Prospective purchasers are advised to satisfy themselves regarding any relevant planning permissions and building regulation approvals relating to these alterations.

Tel: 0113 257 6198

**DINING KITCHEN**

19'1" x 9'6" (5.82m x 2.91m)

**LIVING ROOM**

24'11" x 18'8" (7.61m x 5.70m)

**BEDROOM**

10'10" x 9'11" (3.32m x 3.03m)

**BATHROOM**

8'9" x 6'6" (2.69m x 1.99m)

**BEDROOM**

11'10" x 11'9" (3.63m x 3.60m)

**BEDROOM**

11'11" x 10'6" (3.64m x 3.21m)

**BEDROOM**

8'6" x 6'5" (2.60m x 1.98m)

**SHOWER ROOM**

5'7" x 2'11" (1.72m x 0.91m)

**GARAGE CONVERSION**

19'1" x 9'10" (5.83m x 3.00m)

**GARAGE CONVERSION**

18'3" x 8'9" (5.58m x 2.67m)

**GARAGE CONVERSION**

7'6" x 3'7" (2.30m x 1.10m)



## Road Map



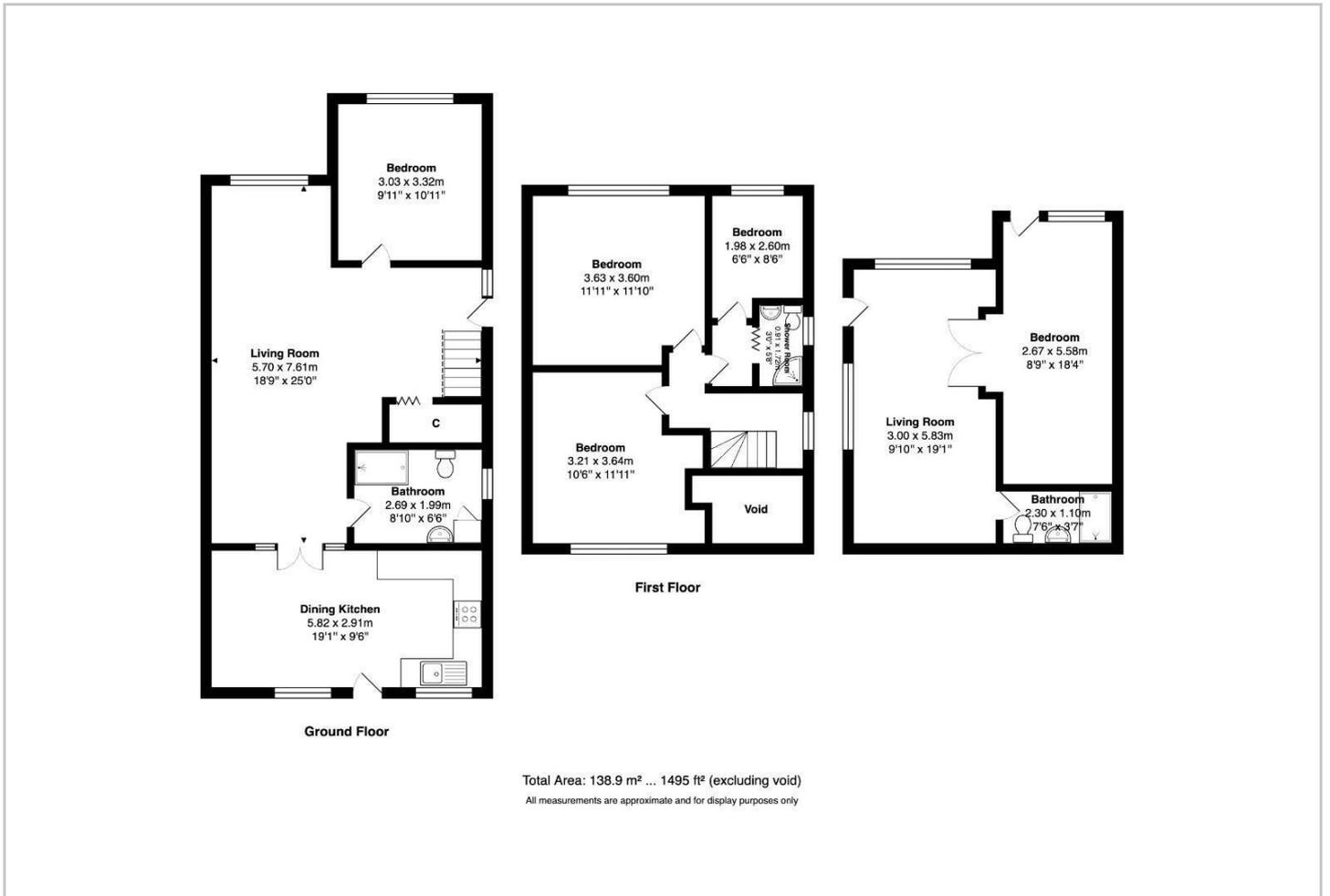
## Hybrid Map



## Terrain Map



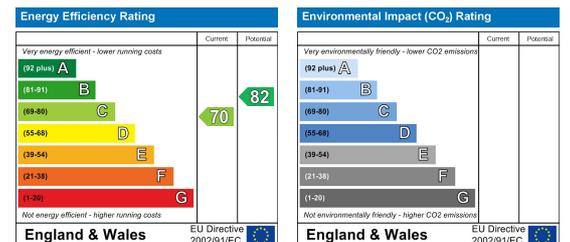
## Floor Plan



## 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.