

# HUNTERS®

HERE TO GET *you* THERE



**Larkfield Road**  
Pudsey, Leeds, LS28 7NF

£230,000

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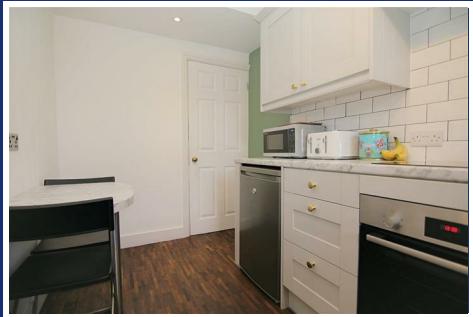
Council Tax: A



# 5 Larkfield Road

## Pudsey, Leeds, LS28 7NF

£230,000



- Immaculately presented terraced house
- Two spacious double bedrooms
- High-quality fitted wardrobes
- Contemporary bathroom with LED lighting
- New Wren fitted kitchen
- Basement utility room
- Charming cottage-style garden
- Perfect for FTB or sharers
- Easy access to public transport
- Close to shops and cafes

This beautifully presented terraced house, ideal for first-time buyers or shared accommodation, features a welcoming reception room, two spacious double bedrooms, a contemporary bathroom, a new Wren kitchen, a basement utility room, and a charming garden, all set in a highly sought-after location with convenient access to amenities and transport links.

Welcome to this immaculately presented, stone terraced house that is now available for sale. This stunning property boasts an array of unique features, making it a perfect choice for first-time buyers or those interested in shared accommodation.

Upon entering the house, you are welcomed by a well-presented LIVING room that exudes a comfortable and welcoming atmosphere. It features a living flame gas fire, original coving, fixed shelving, and a large front window that fills the room with natural light. The room's high ceiling and laminated wood flooring add a touch of sophistication to the overall décor.

The property offers TWO DOUBLE bedrooms, each providing ample space for relaxation. The first bedroom comes with high-quality fitted wardrobes, offering plenty of storage for your personal belongings. The second room is on the top floor and has the benefit of eaves storage space.

The BATHROOM is stylishly appointed with a contemporary white suite, vanity sink, and mirror cabinet with light. It also features a P-shaped bath with a mains shower over it, an LED lighting system, and tiled flooring.

The heart of the house is undoubtedly the new Wren fitted KITCHEN. It's equipped with a white Belfast sink, induction hob, electric oven, and an integrated bin and corner carousel. Moreover, there's hardwood flooring, space for a fridge, and a fixed breakfast table.

One of the unique features of this house is the basement UTILITY room, providing space for a washer/dryer and additional storage. Other notable features include PVC double glazing, a new boiler was installed in 2018, and a charming cottage-style front garden.

The property's location is highly sought after, with easy access to public transport links, nearby schools, local amenities, and walking and cycling routes. The close proximity to shops and cafes further enhances this property's appeal. With all these wonderful features, this house is sure to be a delightful home for its new owners.

The 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.

Tel: 0113 257 6198

## LIVING ROOM

15'1" x 13'6" (4.62 x 4.14)

## KITCHEN

12'3" x 6'5" (3.74 x 1.98)

## BASEMENT UTILITY ROOM

11'4" x 5'11" (3.46 x 1.81)

## BEDROOM ONE

15'0" x 12'5" (4.58 x 3.79)

## BEDROOM TWO

20'4" x 9'6" (6.20 x 2.92)

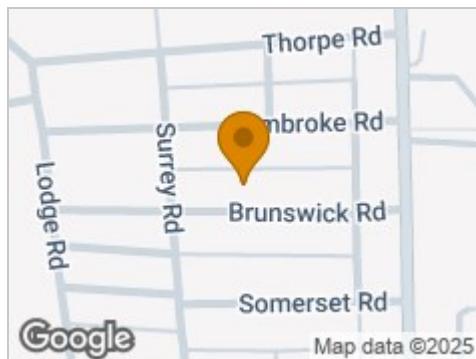
## BATHROOM

9'6" x 7'4" (2.90 x 2.24)

## FRONT GARDEN



## Road Map



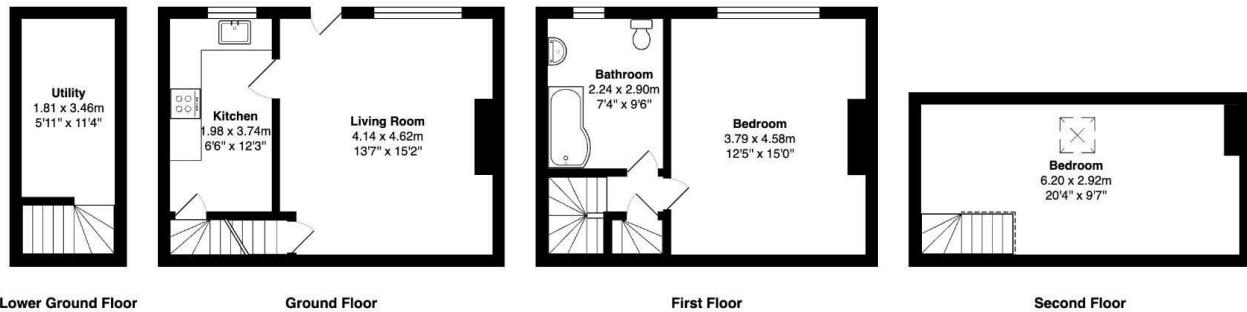
## Hybrid Map



## Terrain Map



## Floor Plan



Lower Ground Floor

Ground Floor

First Floor

Second Floor

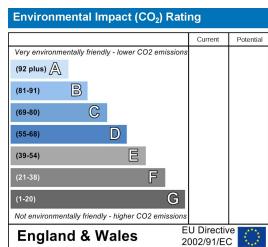
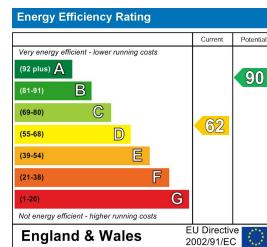
Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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.