

HUNTERS[®]

HERE TO GET *you* THERE



Britannia Close

Stanningley, Pudsey, LS28 6NS

£170,000



Council Tax: A



28 Britannia Close

Stanningley, Pudsey, LS28 6NS

£170,000



- Well presented end terrace home
- Two bedrooms plus study
- Contemporary kitchen diner with integrated appliances
- Ready to move into!
- Open-plan dining space for heart of home
- Low-maintenance garden space front & rear
- Modern bathroom suite with p-shape bath and over shower
- Council tax band A
- Tucked away position with no through traffic

This well presented end terrace home is for sale in a well-connected location and offers two generous double bedrooms, plus a versatile additional upstairs room currently used as a dressing room and equally well suited to a home office or study.

The property is tucked away in a no-through-traffic position and will appeal to a wide range of buyers, including first-time purchasers, young families and those looking for a home with flexible extra space.

Inside, the accommodation is well maintained and ready to move into, while still offering scope for a buyer to personalise over time. A separate reception room overlooks the garden and features a glazed internal door, creating a bright and comfortable living space. The modern kitchen is fitted with high gloss white units, tiled flooring, integrated BOSCH hob and oven, under-cupboard lighting, and opens into a contemporary dining area that works well for both day-to-day living and entertaining.

Upstairs, the principal bedroom is an impressive double positioned to the rear of the property. The second bedroom is also a good sized double, again enjoying a rear outlook, neutral décor and grey carpet. In addition, the extra upstairs room provides valuable flexibility and is ideal for those working from home or needing useful dressing or hobby space. The bathroom is finished in a modern bright style with tiled walls, a P-shaped bath with shower over, white WC and wash basin.

Externally, the home enjoys a pleasant setting with no through traffic, while remaining well placed for Pudsey, Stanningley and a range of nearby amenities. There are shops, cafés and everyday services within easy reach, along with local schools and green spaces, making this a convenient and well balanced location for a variety of buyers.

Tel: 0113 257 6198

KITCHEN/DINER

LIVING ROOM

BEDROOM ONE

BEDROOM TWO

BATHROOM



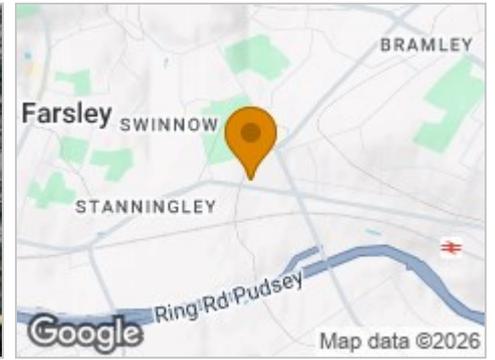
Road Map



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.