

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Weavers Croft

Pudsey, LS28 9LF

£195,000



Council Tax: B





# 3 Weavers Croft

Pudsey, LS28 9LF

£195,000



- Terraced property in good condition
- Spacious open-plan reception room
- Modern kitchen with dining space
- Generous double bedroom
- Cosy single bedroom
- Bathroom with mains mixer shower
- Garage and parking facilities
- Lovely garden for outdoor relaxation
- Strong local community
- Convenient urban location

This well-maintained modern TERRACED property offers a spacious open-plan living area, modern kitchen/diner, two generous bedrooms, a garage, parking, and a lovely garden in a strong community, making it a perfect home in a convenient urban location.

This well presented modern style TERRACED property is in good condition and boasts a warm and welcoming atmosphere. With its strong local community and convenient urban location, this property is ideal for those seeking a comfortable home in a vibrant setting.

The accommodation benefits from GAS CH and PVC Double Glazing and comprises of a front entrance PORCH and a door to the spacious open-plan reception room, featuring a laminated wood floor, providing ample space for relaxing and entertaining guests. The open-plan kitchen/diner is equipped with modern units/worktops and appliances and has space for a dining table/chairs, perfect for enjoying meals with family and friends.

The property boasts TWO BEDROOMS, including a generous double bedroom and a cosy single bedroom. The bathroom features BATHROOM with a mains mixer shower over the bath, ensuring a refreshing start to the day.

Outside, this property benefits from a GARAGE and parking facilities, allowing for secure storage and convenient parking. Additionally, there is a lovely south facing rear garden, providing a tranquil outdoor space to enjoy.

Located in a strong local community, this property offers easy access to a range of amenities, including shops, cafes, and entertainment venues, in the center of Pudsey. The urban location also provides excellent transport links, making it convenient for commuters and those who want to explore the surrounding areas.

In summary, this well-maintained property offers comfortable and modern living spaces, combined with a great location. Whether you're a first-time buyer, a small family, or looking for an investment opportunity, this property is definitely worth a visit. Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing.

Tel: 0113 257 6198

## ENTRANCE PORCH

## LIVING ROOM

12,6 x 11,10 (3.66m,1.83m x 3.35m,3.05m)

## KITCHEN/DINER

11,10 x 9,10 (3.35m,3.05m x 2.74m,3.05m)

## BEDROOM ONE

11,6 x 8 (3.35m,1.83m x 2.44m)

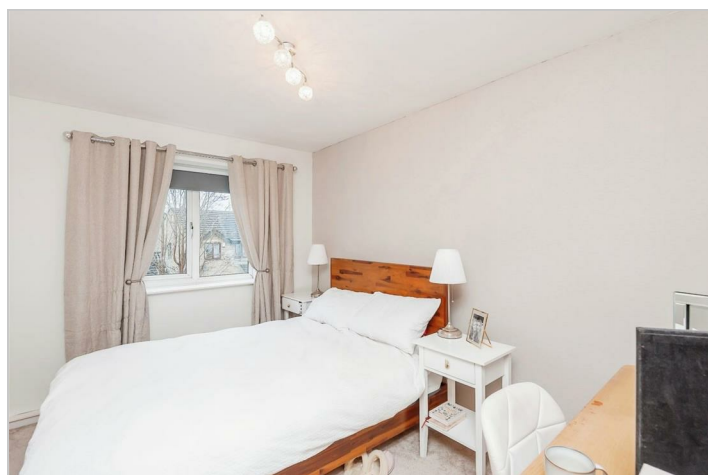
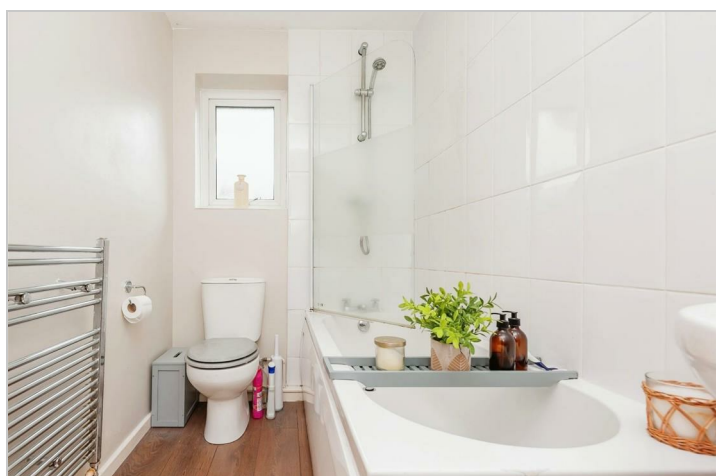
## BEDROOM TWO

11,2 x 6,3 (3.35m,0.61m x 1.83m,0.91m)

## BATHROOM

## GARAGE

16'4" x 8'2" (5 x 2.5)



Road Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**

Kitchen/Diner  
3.60m x 3.00m  
(11' 10" x 9' 10")

Lounge  
3.80m x 3.60m  
(12' 6" x 11' 10")

Porch

**First Floor**

Bedroom 2  
3.40m x 1.90m  
(11' 2" x 6' 3")

Bedroom 1  
3.50m x 2.50m  
(11' 6" x 8' 2")

Bathroom

Landing

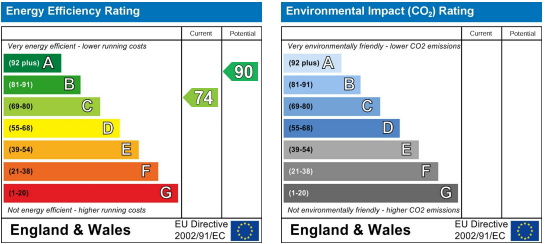
Total floor area 51.3 m<sup>2</sup> (552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.