

HUNTERS®

HERE TO GET *you* THERE



New Street

Pudsey, Leeds, LS28 8PE

£300,000



Council Tax: B



43 New Street

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£300,000



- Three bedroom Victorian terraced home
- Beautifully presented with character features
- Sure to appeal to couples and families
- Kitchen/diner and spacious living room
- Four piece modern bathroom
- Wrap around garden to three sides
- Driveway for off street parking
- Planning granted for side extension
- Sought after location in Pudsey

Hunters are excited to offer for sale this stunning THREE BEDROOM END OF TERRACED VICTORIAN HOME, situated in a sought after location in Pudsey, close to well regarded schools and the local amenities in the town centre. Built in 1872, the property has been sympathetically modernised by the current owners and now presents beautifully presented accommodation whilst still retaining lots of gorgeous CHARACTER FEATURES. Boasting a SPACIOUS LIVING ROOM, KITCHEN/DINER, THREE GOOD SIZED BEDROOMS, OFFICE AREA, FOUR PIECE BATHROOM SUITE and externally a WRAP AROUND GARDEN to three sides and a DRIVEWAY for off street parking. Sure to appeal to a range of buyers in particular PROFESSIONAL COUPLES, FAMILIES and those looking for a property with tons of character and charm! In addition, there is also PLANNING PERMISSION granted for a single storey side extension.

With the benefit of GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: A welcoming HALLWAY with feature tiled flooring, hanging pendant light and stairs rising to the first floor. The LIVING ROOM is a warm and cosy reception room and features a recessed fire place with surround and hearth and stunning 'Gazco' electric fire. The KITCHEN/DINER has an excellent range of shaker style wall and base units with granite worktops over and an integrated extractor hood and low level fridge and freezer. There is space for a range cooker, washing machine, dishwasher and a generous sized dining table and chairs. A door leads to the rear and an internal door leads to the CELLAR which has light and power, ideal for storage.

The stairs and LANDING boast a high quality woolen carpet, there is a useful storage cupboard, stairs rising to the second floor and space for a reading corner. BEDROOM ONE is a brilliant sized room and has a lovely feature fire place. BEDROOM TWO is a comfortable sized single room and the BATHROOM showcases a Victorian style 'Burlington' FOUR PIECE SUITE which includes a shower cubicle with overhead mains powered rainfall shower, heated towel rail, tiled flooring and part tiled walls.

To the second floor, BEDROOM THREE can be found which is a double sized room with two Velux windows. A partition wall has been added to create a separate office space but this could easily be converted back to create a bigger double sized room.

Externally, the property enjoys garden space to THREE SIDES which includes a generous sized SOUTH FACING lawned area to the front which is fully enclosed and relatively private. In addition there is a patio area and borders with plants and shrubs. There is a DRIVEWAY to the side which allows off street parking for two vehicles. To the side there is a storage shed and to the rear there is a lawned area and attractive patio area, perfect for entertaining and relaxing.

The location of the property is perfect to access all the local amenities in the Pudsey area, which include the park and a variety of shops and services in the centre of Pudsey, including the leisure swimming pool complex and the bus station with regular services to both Leeds Bradford and other destinations. There is also a selection of well-regarded primary and secondary schools in the area.

HALLWAY

LIVING ROOM

13'9" x 12'5" (4.2m x 3.8m)

KITCHEN/DINER

13'5" x 11'5" (4.1m x 3.5m)

LANDING

BEDROOM ONE

14'1" x 11'5" (4.3m x 3.5m)

BEDROOM TWO

13'6" x 6'3" (4.14m x 1.93m)

BATHROOM

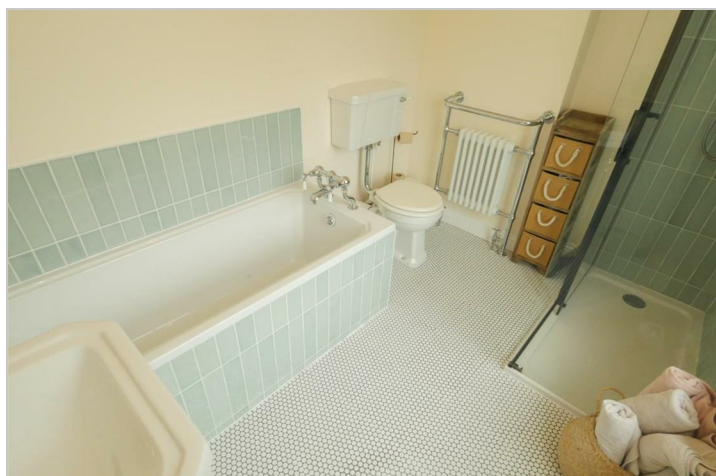
9'10" x 6'6" (3m x 2m)

BEDROOM THREE

17'0" x 6'2" (5.2m x 1.9m)

OFFICE AREA

12'9" x 6'6" (3.9m x 2m)



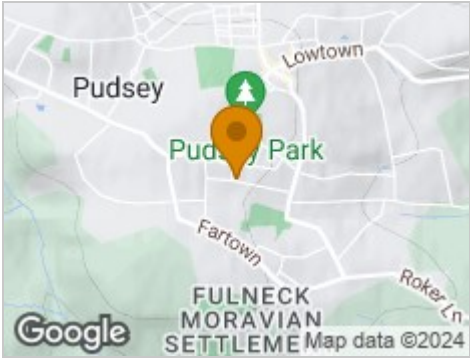
Road Map



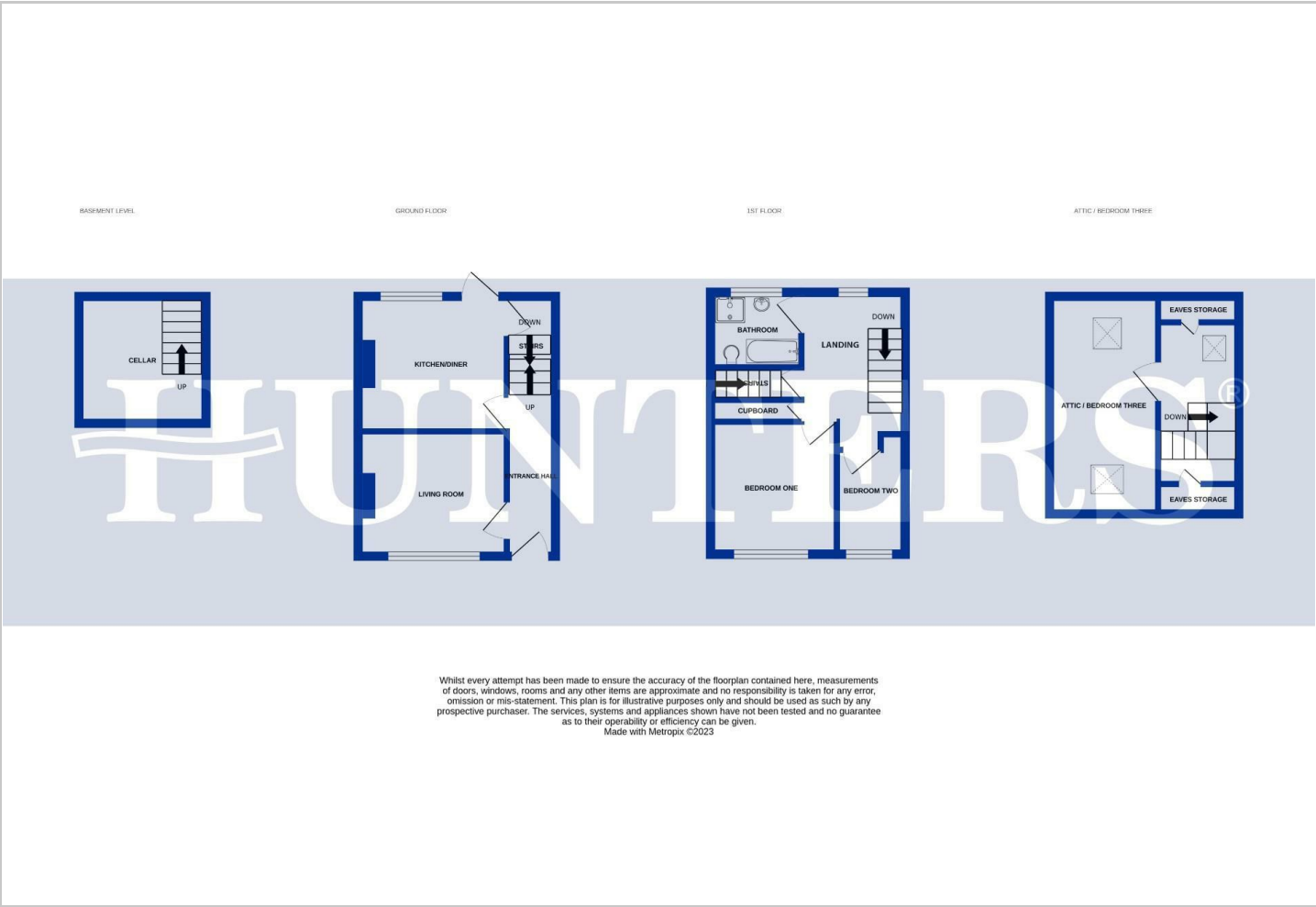
Hybrid Map



Terrain Map



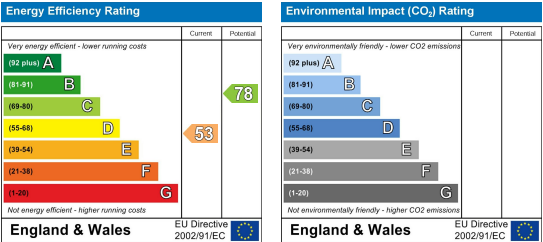
Floor Plan



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.