

# HUNTERS®

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## The Fairway

Stanningley, Pudsey, LS28 7RE

Offers In Excess Of £220,000



Council Tax: C





# 56 The Fairway

Stanningley, Pudsey, LS28 7RE

Offers In Excess Of £220,000



- Delightful semi-detached bungalow
- Quiet cul-de-sac location
- Versatile dining room / bedroom two
- Conservatory extension
- Modern bathroom suite
- Scope for personalisation to own vision
- Backs onto tranquil woodland
- Drive and garage parking off-street
- Nearby local amenities and easy Ring Road commute
- Ideal for couples and downsizers

Originally a two-bedroom semi-detached BUNGALOW, this thoughtfully reconfigured home now offers a spacious and versatile layout ideal for couples and downsizers alike. Tucked away in a peaceful CUL-DE-SAC, the property enjoys convenient access to both Leeds and Bradford via the nearby ring road, and benefits from a range of local amenities close at hand.

The well-sized LIVING ROOM provides ample space for comfortable family seating and serves as the heart of the home. A classic marble fireplace adds warmth and character, while large patio sliding doors to the front garden flood the room with natural light. The space offers fantastic potential for personalisation to suit your individual style.

The KITCHEN is bright and functional, equipped with a fridge-freezer and washing machine to get you started. A handy pantry adds extra storage space, and the room offers clear potential for updating or extending (subject to necessary planning permission), giving buyers the opportunity to tailor it to their own vision.

The modern BATHROOM features modern tiling, an accessible walk-in shower, heated towel rail, and a frosted window for privacy and ventilation, creating a practical and contemporary space.

The main BEDROOM is generously proportioned and includes fitted wardrobes for convenient storage, as well as a charming garden outlook that creates a peaceful and relaxing atmosphere. The second room currently serves as a DINING ROOM, but offers flexibility to function as a SECOND BEDROOM, office, or hobby space. It leads directly into a bright CONSERVATORY extension with French doors opening out onto the rear garden, an ideal spot for morning coffee or quiet reading.

The rear GARDEN is a true highlight of the property, beautifully landscaped with mature flower beds and backing onto tranquil woodland, offering privacy and a picturesque setting. A paved patio area provides the perfect spot for outdoor dining or entertaining, while a GARAGE offers useful additional storage or secure PARKING. To the front, a driveway provides OFF-STREET PARKING for multiple vehicles, adding further practicality to this delightful home.

With its flexible layout, attractive outdoor spaces, and peaceful yet accessible location, this property presents a fantastic opportunity for those seeking low-maintenance, single-level living in a well-connected area.

Tel: 0113 257 6198

## KITCHEN

9'5" x 8'7" (2.88m x 2.63m)

## LIVING ROOM

15'10" x 10'11" (4.84m x 3.33m)

## BEDROOM ONE

10'11" x 10'11" (3.33m x 3.33m)

## DINING ROOM / OCCASIONAL ROOM

9'10" x 9'5" (3.00m x 2.88m)

## BATHROOM

6'3" x 5'5" (1.92m x 1.67m)

## CONSERVATORY

8'8" x 8'5" (2.65m x 2.58m)

## GARAGE

17'8" x 9'2" (5.41m x 2.81m)



Road Map



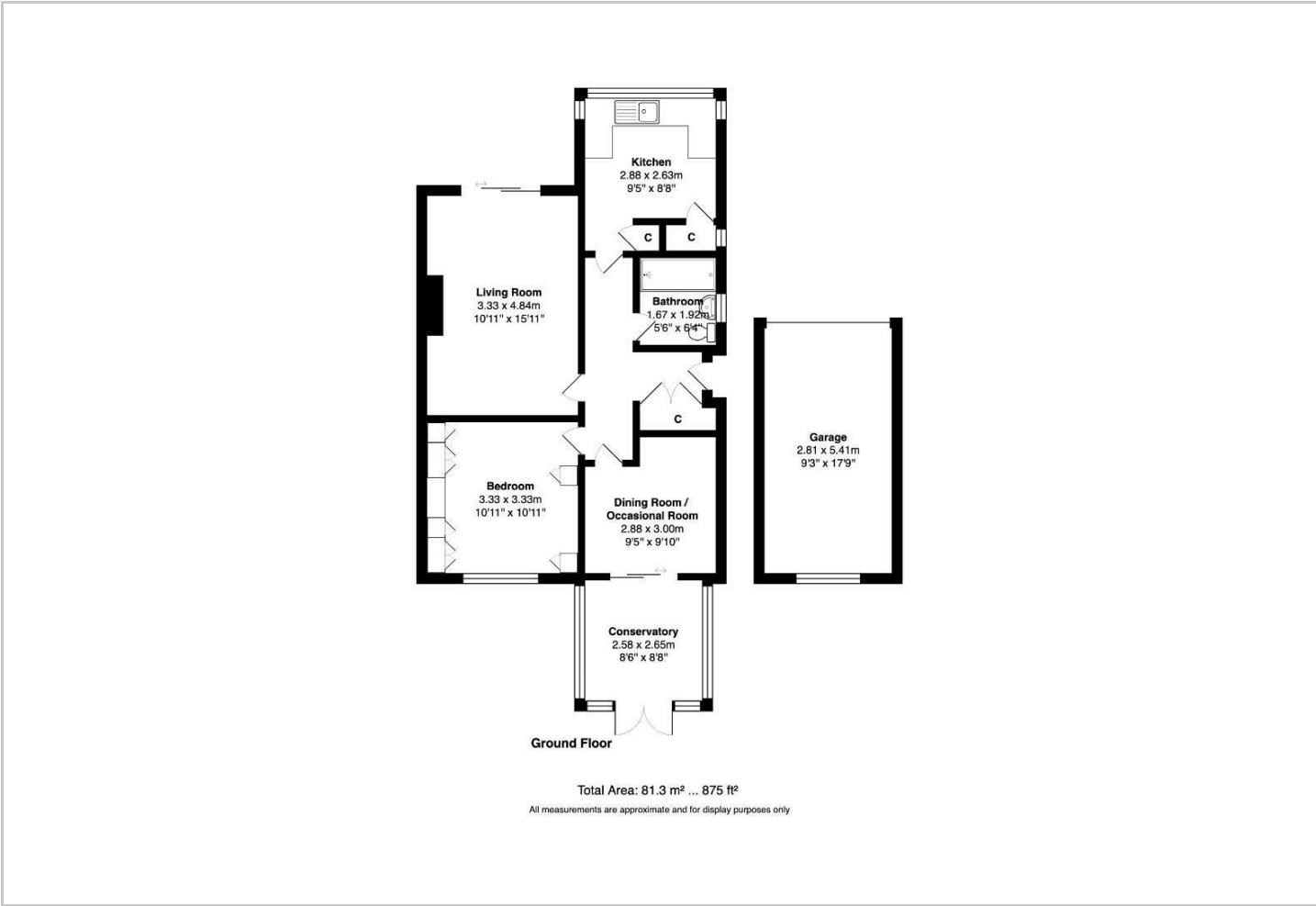
Hybrid Map



Terrain Map



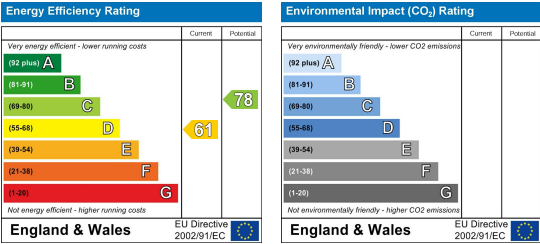
Floor Plan



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.