

# HUNTERS®

HERE TO GET *you* THERE



**Ederoyd Avenue**  
Stanningley, Pudsey, LS28 7QY

£275,000

3 1 1 C

Council Tax: C



# 11a Ederoyd Avenue

Stanningley, Pudsey, LS28 7QY

£275,000



- Stunning semi-detached home
- Three spacious bedrooms
- Contemporary kitchen
- Beautiful living room with space for dining
- Conservatory extension to rear
- Immaculate finish throughout
- Spa-like bathroom suite
- Off-street parking for multiple vehicles
- South-facing garden plot
- Ideal location near Leeds & Bradford

Welcome to this STUNNING semi-detached house, now on the market and perfectly suited for first-time buyers, families or investors. Nestled in a SOUGHT-AFTER location, with fantastic public transport links, nearby schools, local amenities, and wonderful parks all within a stone's throw. Not to mention, it's also conveniently located near the Ring Road linked to both Leeds and Bradford, with connecting motorway links to the M1 & M62.

This beautifully presented home offers THREE well-appointed bedrooms. The main bedroom is a sizeable double with a charming bay window, carpet flooring, and calming neutral decor. The second bedroom is another double room, bathed in south-facing sunshine and boasting a tranquil garden view, complete with same plush carpet flooring. The third bedroom, a deceptively large single, currently doubles as a HOME OFFICE, offering a versatile space to suit your needs.

The property features a stunning, SPA-LIKE BATHROOM with a chic, modern design. It's complete with a heated towel rail, a rain shower over the bath, and contemporary black touches, all complemented by a frosted window for privacy.

This property also boasts an immaculate, CONTEMPORARY KITCHEN - a chef's dream! It's adorned with modern grey tones and equipped with an integrated oven and microwave, while providing a lovely outlook onto the garden.

A spacious LIVING ROOM, capable of accommodating the whole family, serves as the perfect space for relaxation or entertainment. It's complete with a DINING SPACE, cosy carpets, lovely decor, and direct access to the CONSERVATORY extension. The conservatory is a beautiful addition to the property, providing extra space with power, and another gateway to the large SOUTH-FACING GARDEN.

All in all, this house is a gem, promising a comfortable, stylish living experience. Don't miss the opportunity to make it your own!

## ENTRANCE HALL

6'4" x 9'4" (1.95 x 2.87m)

## LIVING ROOM

11'8" x 17'1" (3.56 x 5.22m)

## CONSERVATORY

7'9" x 7'5" (2.38 x 2.28m)

## KITCHEN

7'11" x 13'1" (2.43 x 4.00m)

## BEDROOM ONE

11'8" x 8'8" (3.56 x 2.65m)

## BEDROOM TWO

11'3" x 8'1" (3.43 x 2.48m)

## BEDROOM THREE

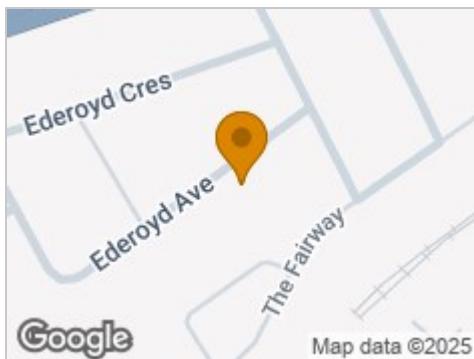
7'11" x 12'5" (2.43 x 3.79m)

## BATHROOM

6'4" x 5'7" (1.95 x 1.72m)



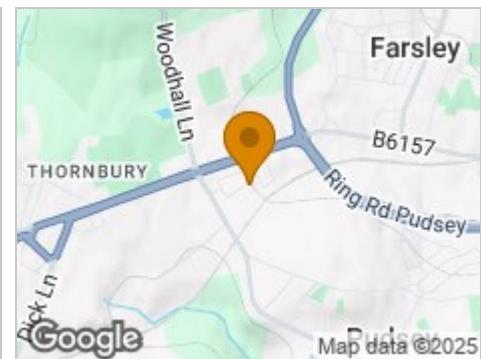
## Road Map



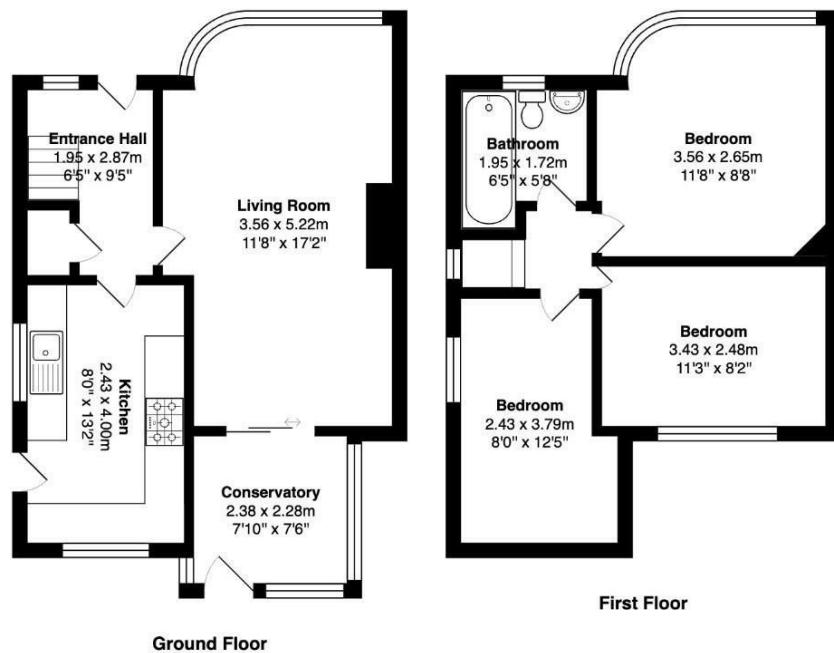
## Hybrid Map



## Terrain Map



## Floor Plan



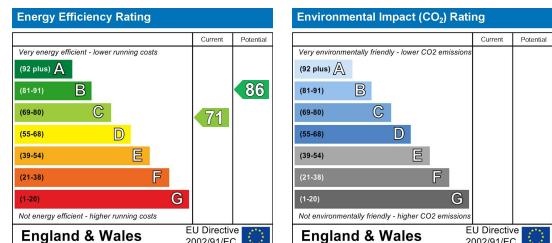
Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup>

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.