

# HUNTERS®

HERE TO GET *you* THERE



Pembroke Road

Pudsey, LS28 7NE

Guide Price £155,000



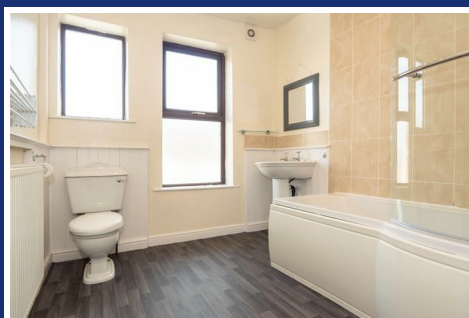
Council Tax: A



# 29 Pembroke Road

Pudsey, LS28 7NE

## Guide Price £155,000



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Charming stone end terrace
- Contemporary hi-gloss kitchen
- Within walking distance to Pudsey town centre
- Spacious bathroom with bath and over shower
- Two large double bedrooms
- Fantastic location for local amenities and Leeds commute

\*\*\*No Chain, newly redecorated and re-carpeted end terrace. Land to side of property currently houses a stone outhouse but could be used for off road parking or to extend the property (STPP)\*\*\*

This charming back-to-back STONE END TERRACE, rich in period features is ideally located within walking distance of PUDSEY town centre, schools, and parks, offering TWO DOUBLE bedrooms, a MODERN bathroom, a hi-gloss CONTEMPORARY KITCHEN, and a cosy reception room, with a low maintenance garden and large OUTBUILDING, perfect for first-time buyers, couples and investors alike!

For Sale by Modern Auction – T & C's apply

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Situated in a highly sought-after location. The property is in good condition, demonstrating a perfect blend of traditional and contemporary living.

Upon entering the property, you are welcomed into a generous sized LIVING room, adorned with a stunning fireplace and benefiting from attractive ceiling coving. Adjacent, the kitchen complete with high gloss units, an integrated oven, hob, and extra cooker space. It offers ample space for a washer and dishwasher. An additional feature is the door leading to a useful cellar, providing extra storage.

The house boasts TWO double bedrooms. The first bedroom is a delightful room with ceiling coving and a large front window, filling the room with an abundance of natural light. The second bedroom, also a double, features two Velux windows and a sloping ceiling, adding character to the room. Additionally, there is eaves storage available.

The BATHROOM is fitted with a P-shaped bath with a mains shower over and a curved shower screen, ensuring a modern and clean finish. Outside, there is an attached outbuilding, which has power and is alarmed.

The location is ideal, with excellent public transport links and nearby schools. For those who enjoy outdoor activities, there are beautiful walking and cycling routes nearby, not to mention close proximity to local shops and cafes.

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

### \*\*AUCTIONEER COMMENTS\*\*

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Tel: 0113 257 6198

### KITCHEN

11'2" x 6'4" (3.42m x 1.95m)

### LIVING ROOM

14'9" x 13'2" (4.52m x 4.03m)

### BEDROOM ONE

14'9" x 11'8" (4.52m x 3.57m)

### BATHROOM

9'0" x 7'11" (2.75m x 2.42m)

### BEDROOM TWO

20'2" x 11'0" (6.16m x 3.37m)



Road Map



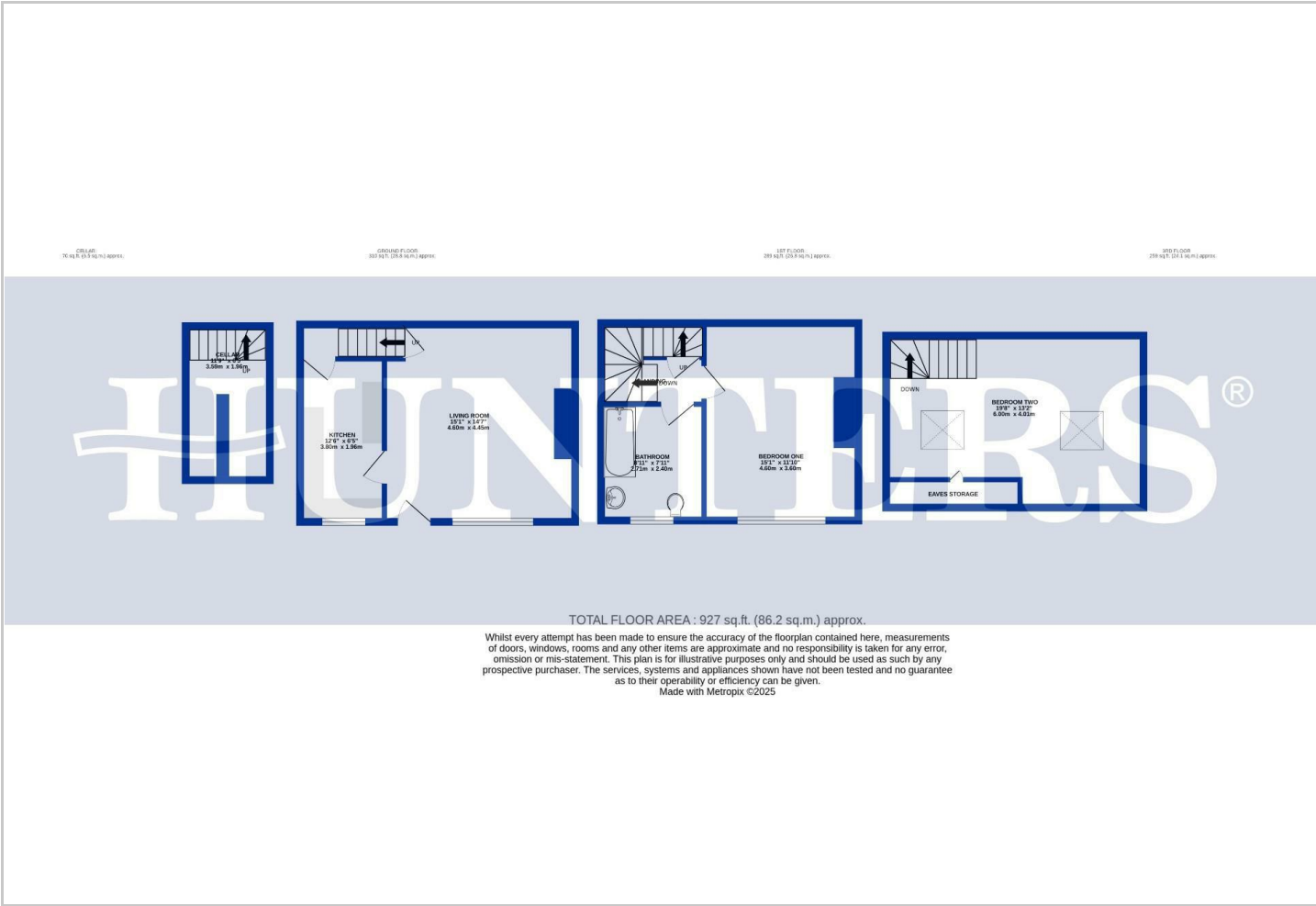
Hybrid Map



Terrain Map



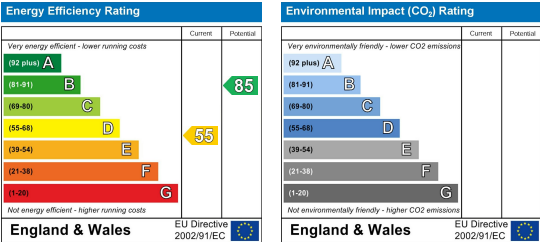
Floor Plan



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.