

# HUNTERS®

HERE TO GET *you* THERE



## Lumby Lane

Pudsey, LS28 9JF

£220,000



Council Tax: B



# 26 Lumby Lane

Pudsey, LS28 9JF

£220,000



- Stunning END TERRACE
- Close to public transport and top-notch schools
- NEW rewire and boiler as of 2022
- Immaculate refurb with cottage feel
- NEW windows and doors as of 2022
- Two DOUBLE bedrooms
- Sleek modern bathroom
- Landscaped garden with sun terrace
- Off-street PARKING
- Integrated kitchen appliances

Welcome to this immaculate END TERRACE, a delightful blend of rustic charm and modern elegance, nestled in a sought-after location. With close proximity to public transport links, top-notch schools, and local amenities, this property is a dream for first-time buyers and couples alike.

The property has had a big refurb and features a new central heating, rewire and new windows and doors as of 2022!

Step inside to discover a cosy LIVING ROOM, the heart of this home. Bathed in natural light, the room boasts a bespoke media unit and a carpet flooring, adding a touch of comfort and warmth to the cottage feel. Adjacent to it is a fresh and neutrally designed KITCHEN featuring integrated appliances, an induction stove, and an engineered oak floor. This bright and beautiful kitchen also provides a stunning view of the garden and easy access to the CELLAR, another unique feature of this endearing abode.

The house boasts TWO DOUBLE bedrooms. The first bedroom is a haven of tranquillity with natural light pouring in, fitted wardrobes providing ample storage, and carpet flooring for a cosy underfoot feel. The second bedroom offers a delightful garden view and although currently functioning as a nursery, it has space for a double bed if preferred.

The sleek and modern BATHROOM is a tastefully designed suite, featuring a stunning tiled rain shower, a heated towel rail and frosted window and provides a real haven of elegance and relaxation to this home.

The property's outside space is just as impressive as the interior. OFF-STREET PARKING is a practical bonus, while the LANDSCAPED REAR GARDEN with a SUN TERRACE invites you for alfresco dining and leisurely afternoon tea.

This house, refurbished throughout with a unique cottage feel and a modern twist, is ready to become your new home!

This immaculate END TERRACE house combines rustic charm with modern elegance, featuring a cosy reception room, a bright kitchen, two double bedrooms, a sleek bathroom, and a landscaped garden with off-street parking, all nestled in a sought-after location ideal for first-time buyers and couples.

Tel: 0113 257 6198

## HALLWAY

## LIVING ROOM

12'9" x 12'5" (3.90 x 3.79m)

## KITCHEN

15'11" x 4'9" (4.87 x 1.45m)

## CELLAR

## LANDING

## BEDROOM ONE

13'3" x 8'3" (4.06 x 2.53m)

## BEDROOM TWO

10'7" x 9'0" (3.25 x 2.75m)

## BATHROOM

5'0" x 6'0" (1.54 x 1.85m)

## GARDEN & SUN TERRACE



Road Map



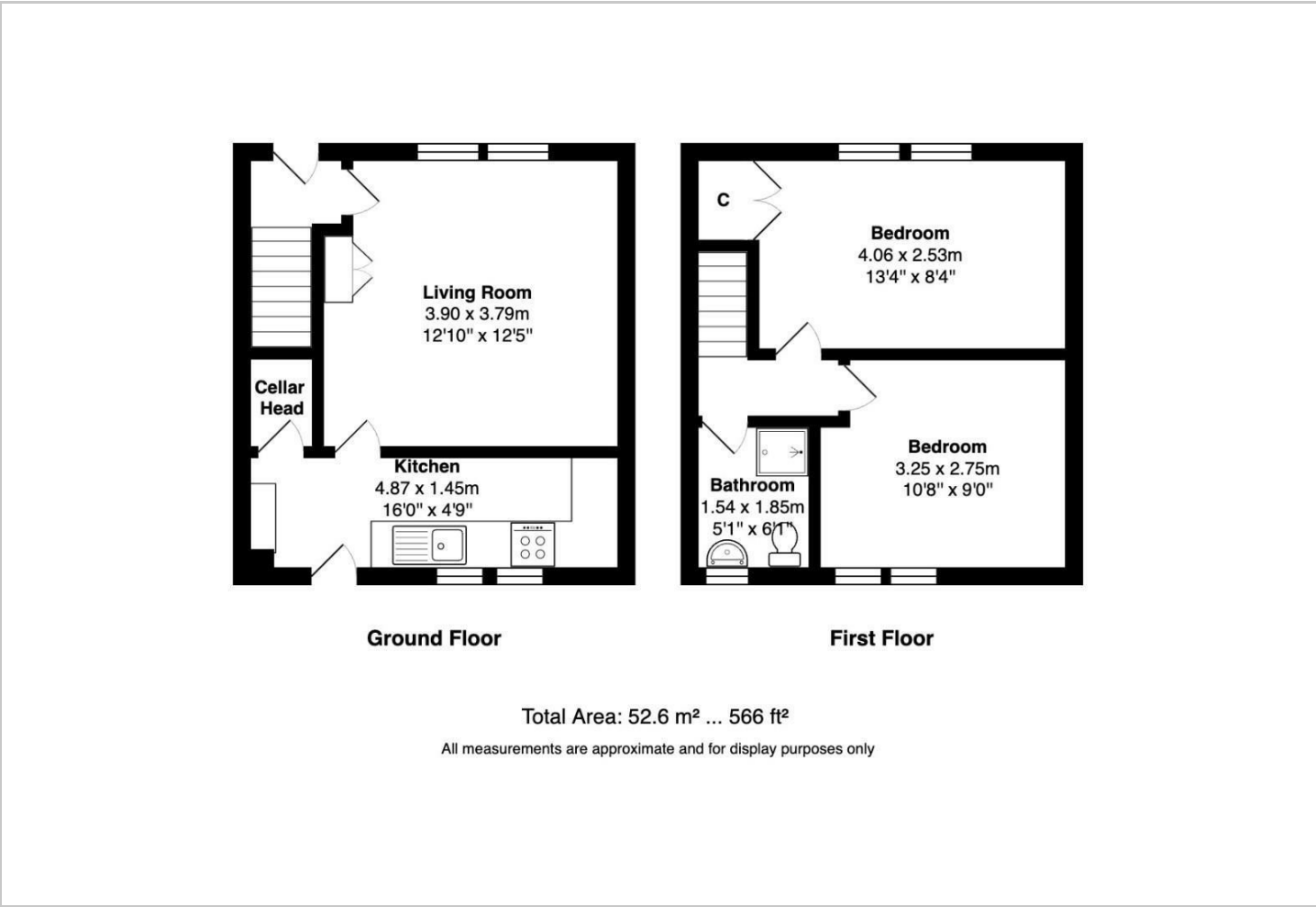
Hybrid Map



Terrain Map



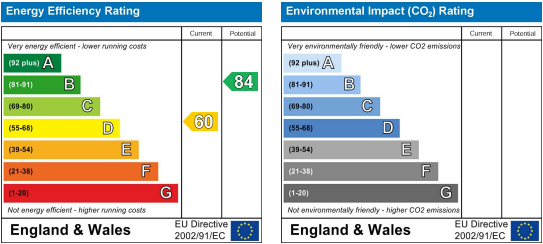
Floor Plan



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.