

HUNTERS®

HERE TO GET *you* THERE



Westroyd

Pudsey, Leeds, LS28 8HZ

Offers In The Region Of £315,000



4



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2



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Council Tax: D



1 Westroyd

Pudsey, Leeds, LS28 8HZ

Offers In The Region Of £315,000



- Four bedroom semi detached House
- Sure to appeal to couples and Families
- Two reception rooms
- Corner plot with gardens to three sides
- Driveway for ample off street parking
- Single garage with potential to convert
- Sought after location on Pudsey

Hunters are pleased to offer for sale this well presented FOUR BEDROOM SEMI DETACHED HOUSE, situated in a sought after location in Pudsey, close to local amenities and beautiful countryside walks. The property boasts a generous sized CORNER PLOT with gardens to three sides, a DRIVEWAY for ample off street parking and single GARAGE with potential to convert. Featuring TWO RECEPTION ROOMS, FOUR GOOD SIZED BEDROOMS and ready to move into accommodation throughout, this lovely home is sure to appeal to a range of buyers in particular FAMILIES.

With the benefit of both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE HALLWAY with stairs rising to the first floor and a useful understairs storage cupboard. There are two reception rooms which include a spacious LIVING ROOM with gas fire, surround and hearth and a DINING ROOM with sliding patio doors leading out to the garden. The KITCHEN has a range of wall and base storage units, an integrated electric oven and gas hob and space for a fridge/freezer, washing machine, dishwasher and tumble dryer. The BATHROOM is located on the ground floor and consists of a white three piece suite with overhead mains powered shower, heated towel rail, laminate flooring and vinyl wall panelling.

Upstairs, there are FOUR BEDROOMS, three of which are double sized rooms, bedroom two has eaves storage and bedroom four has a large storage cupboard. The LANDING provides access to the loft space for storage purposes only.

Externally, the property occupies a CORNER PLOT with gardens to three sides, a block paved and gravelled DRIVEWAY for ample off street parking and a single GARAGE with light, power and potential to open up to the house to create more downstairs living space. The rear garden is lawned and there is a patio area and brick built BBQ, perfect for relaxing and enjoying the SOUTH FACING aspect.

The location of the property is ideal for accessing the local shops and amenities in the immediate area and to commute to the centre of Pudsey with transport links connecting Leeds and Bradford via Pudsey Bus Station, the Ring Road and New Pudsey Railway Station.

ENTRANCE HALL

LIVING ROOM

15'5" x 10'9" (4.7m x 3.3m)

KITCHEN

9'2" x 7'2" (2.8m x 2.2m)

DINING ROOM

10'9" x 10'2" (3.3m x 3.1m)

BATHROOM

7'6" x 7'2" (2.3m x 2.2m)

LANDING

BEDROOM ONE

15'1" x 8'10" (4.6m x 2.7m)

BEDROOM TWO

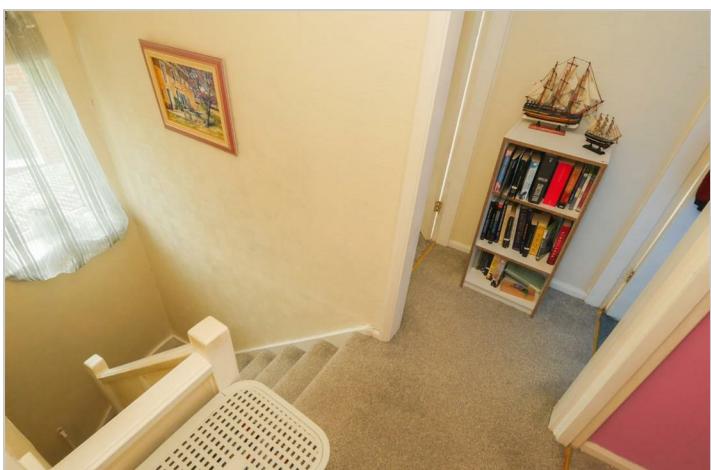
9'6" x 9'6" (2.9m x 2.9m)

BEDROOM THREE

8'10" x 8'6" (2.7m x 2.6m)

BEDROOM FOUR

8'6" x 6'6" (2.6m x 2m)



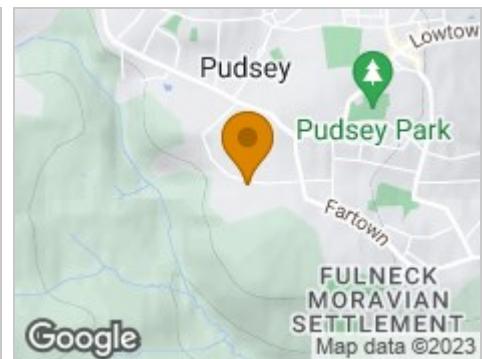
Road Map



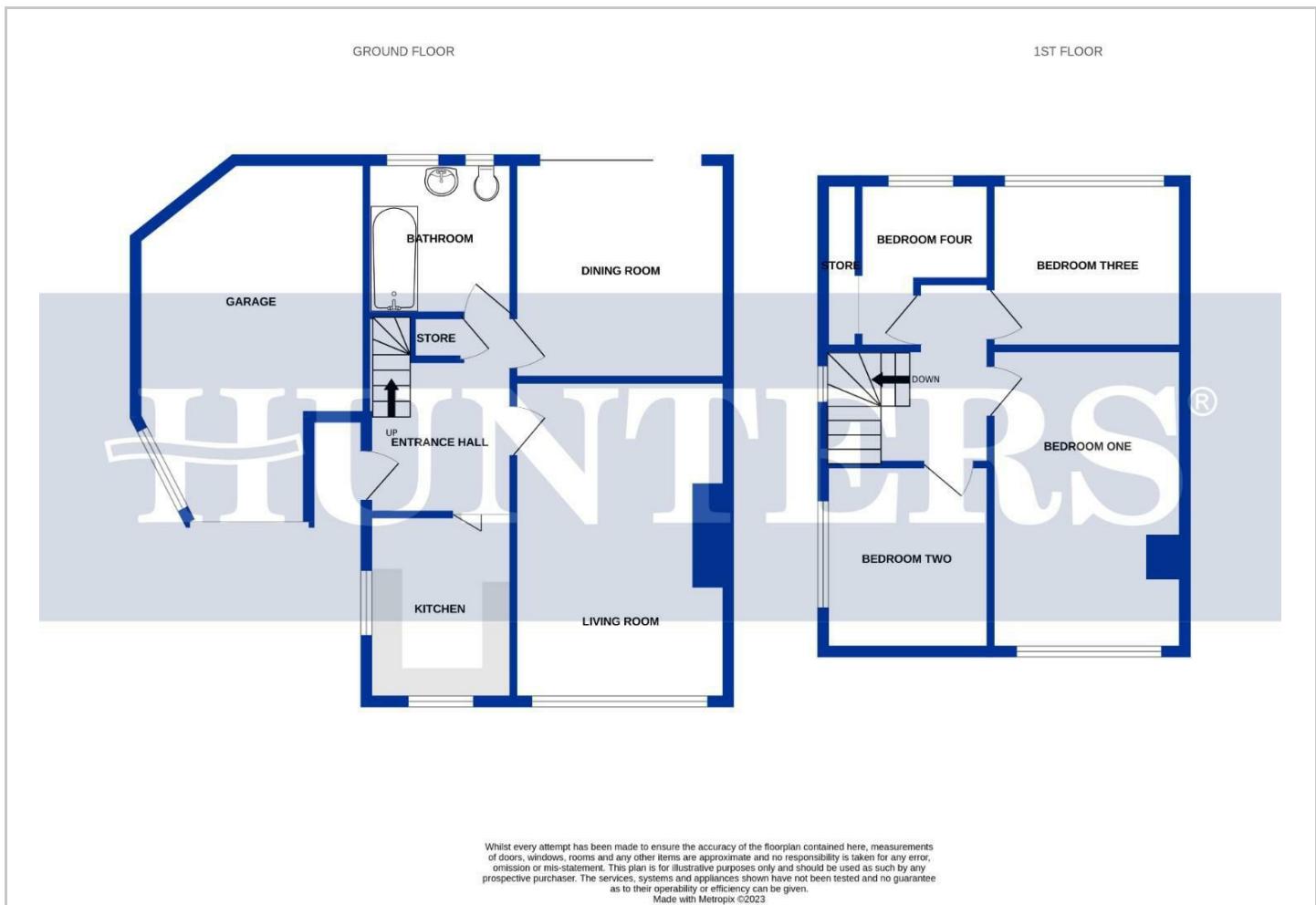
Hybrid Map



Terrain Map



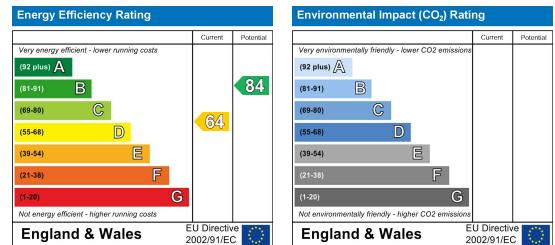
Floor Plan



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.