

HUNTERS®

HERE TO GET *you* THERE



Cemetery Road

Pudsey, LS28 7SX

Offers Over £190,000



Council Tax: A



74 Cemetery Road

Pudsey, LS28 7SX

Offers Over £190,000



- Immaculate terraced house
- Highly desirable location
- Walking distance to Pudsey town centre
- Nearby schools and parks
- High ceilings and traditional period features
- Spacious dining kitchen
- Two double bedrooms & Modern tiled bathroom
- Front and back garden
- Cellar storage with potential to extend
- No onward chain

This immaculate terraced house, ideally located within walking distance to Pudsey town centre and local amenities, features a cosy reception room with garden access, a spacious kitchen, two bedrooms with conversion potential, a stylish bathroom, and additional storage options such as a cellar, making it an excellent choice for first-time buyers, couples or even investors! The property is offered with NO ONWARD CHAIN.

Welcome to this immaculate terraced house, a gem nestled in a highly desirable location, within walking distance to Pudsey town centre and on the doorstep of a wealth of local amenities. This house is perfectly positioned, with nearby schools, public transport links, green spaces and parks, making it a perfect choice for first-time buyers, couples or even investors.

Upon entering this home, you'll find yourself in the heart of the property, the reception room. This room, with its high ceilings and cosy gas fire, is the perfect spot for unwinding. It offers access and a lovely outlook to the garden, and is filled with traditional features such as the stunning coving and ceiling rose.

The property boasts a spacious kitchen, complete with plenty of fitted storage, an integrated oven and space for a dining table. The kitchen is further enhanced with blinds, providing privacy when needed.

Upstairs, you'll find two bedrooms. Bedroom one is a large double room, with a walk-in wardrobe that provides ample storage and is bathed in natural light. Bedroom two, benefits from its high ceilings and offers a lovely space for bedroom furniture or could potentially be used as a home office for those who work at home.

The bathroom is tastefully designed with a modern tiled suite and a combi rain shower/bath. It also features a frosted window and bathroom storage, adding to the functionality of the space.

The property also benefits from a cellar and spacious room sizes with the potential for you to add extra accommodation in the roof subject to planning permission. The property features low maintenance gardens to both sides, with the "back" of the property currently being used as the main entrance. Parking is often a breeze to the rear with a quiet unadopted road also to the back of the property. With a well-presented finish throughout, this property is a must-see. Book a viewing today!

DINING KITCHEN

13'0" x 12'3" (3.97m x 3.74m)

LIVING ROOM

13'0" x 12'1" (3.97m x 3.70m)

CELLAR

13'0" x 9'2" (3.97m x 2.81m)

BEDROOM ONE

13'0" x 12'1" (3.97m x 3.70m)

BEDROOM TWO

10'1" x 9'3" (3.08m x 2.82m)

BATHROOM

6'2" x 5'2" (1.88m x 1.59m)



Road Map



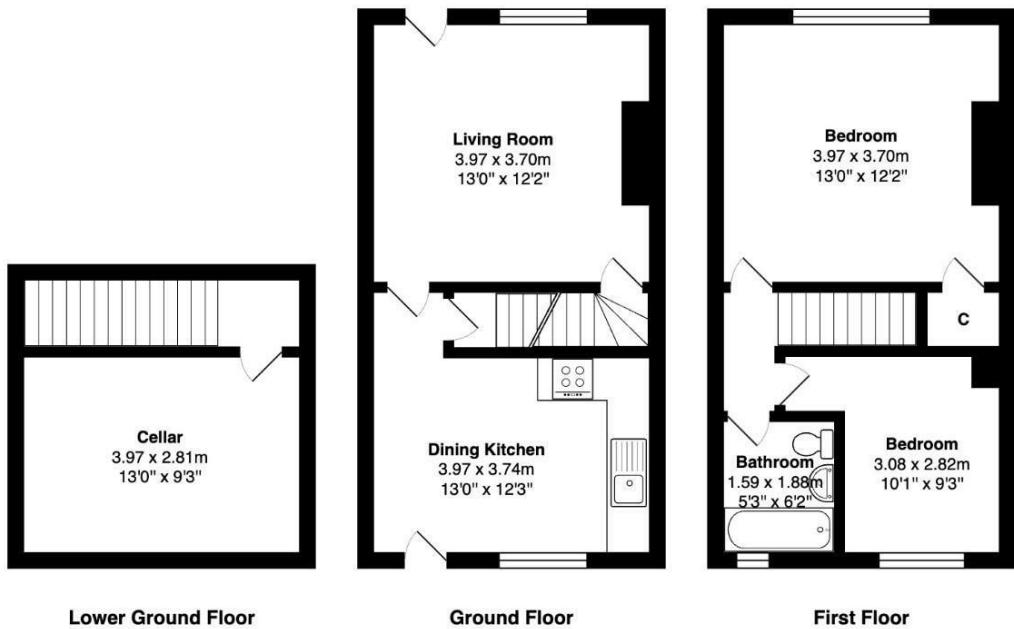
Hybrid Map



Terrain Map



Floor Plan



Lower Ground Floor

Ground Floor

First Floor

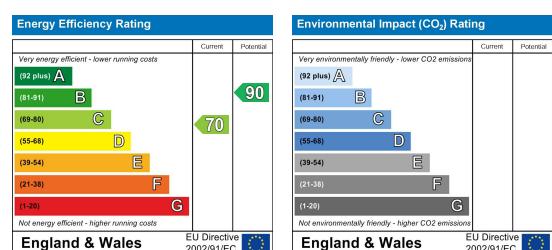
Total Area: 76.0 m² ... 818 ft²

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.