

HUNTERS[®]

HERE TO GET *you* THERE



Daleside Road

Pudsey, LS28 8HA

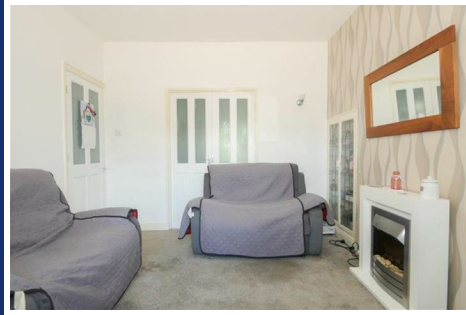
Offers In The Region Of £165,000



29 Daleside Road

Pudsey, LS28 8HA

Offers In The Region Of £165,000



- Extended three bedroom semi detached house
- Great starter or family home
- Kitchen/diner
- Driveway and gardens to the front and rear
- Popular and convenient location
- Council tax band - B

Situated in a popular and convenient location with excellent commuting links to both Leeds & Bradford, this **EXTENDED THREE BEDROOM SEMI DETACHED** house offers spacious and ready to move into accommodation throughout and is sure to appeal to a range of buyers in particular **FIRST TIME BUYERS** and **INVESTORS**. Benefiting from a fantastic **KITCHEN/DINER**, **DRIVEWAY** and enclosed **GARDEN** to the rear, early viewing is highly advised.

Having both **GAS FIRED CENTRAL HEATING** and **PVC DOUBLE GLAZING**, the property briefly comprises: **ENTRANCE HALL** with large storage cupboard and stairs rising to the first floor. The **LIVING ROOM** is a comfortable size, double doors lead to the kitchen and there is an electric fire and half bay window. The **KITCHEN/DINER** showcases an excellent range of modern wall and base units with laminate flooring, integrated electric oven, hob and extractor hood, washing machine, low level fridge with space for a fridge/freezer. There is ample space for a large dining table and chairs, an under stairs storage cupboard, door to side and French doors leading out into the garden.

Upstairs, there are **THREE** bedrooms and a house bathroom. **BEDROOM ONE**, to the front, is a good sized double with a range of fitted wardrobes. **BEDROOM TWO**, to the rear, is another double sized room and **BEDROOM THREE** is a single room which could be used as a children's bedroom or home office. The **BATHROOM** has an 'Oasis' sit down bath with mixer shower, vanity style sink unit, heated towel rail and tiled walls.

Outside, to the front, a **DRIVEWAY** leads to a single **GARAGE** with light and power, ideal for storage. To the rear, the garden is fully enclosed and has both lawned and patio areas for outdoor entertaining and relaxing.

KITCHEN/DINER

18'0"X 13'11" (5.49X 4.24)

LIVING ROOM

12'9" x 11'5" (3.89 x 3.48)

HALLWAY

BEDROOM ONE

10'9" x 10'5" (3.28 x 3.18)

BEDROOM TWO

10'8" x 8'11" (3.25 x 2.72)

BEDROOM THREE

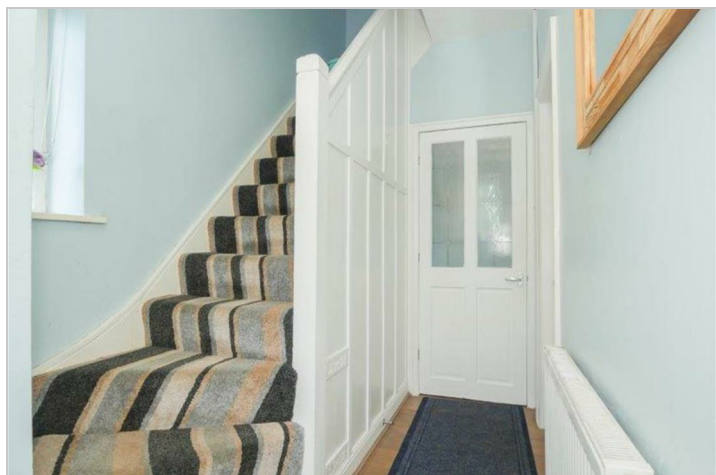
6'10" x 6'4" (2.08 x 1.93)

BATHROOM

6'3" x 5'5" (1.90 x 1.65)

REAR GARDEN

REAR ELEVATION



A map snippet from Google Maps showing a street named 'Daleside Ave'. An orange location pin is placed on the street. To the left of the street is a green area representing a park or field. The Google logo is in the bottom left corner, and 'Map data ©2022' is in the bottom right corner.

The floor plan is divided into two main sections: the Ground Floor and the 1st Floor.

GROUND FLOOR:

- Entrance:** A front entrance leads into an **ENTRANCE HALL**.
- Living Room:** A large open-plan **LIVING ROOM** with a fireplace on the right wall and a bay window.
- Kitchen/Diner:** An open-plan **KITCHEN/DINER** area with a bay window and access to a rear garden.
- Stairs:** A staircase with an **UP** arrow leads to the first floor.
- Storage:** A **STORAGE** area is located near the entrance hall.
- Water:** A **W.C.** (Water Closet) is located near the entrance hall.

1ST FLOOR:

- Bedrooms:** Three bedrooms are shown: **BEDROOM ONE**, **BEDROOM TWO**, and **BEDROOM THREE**.
- Bathroom:** A **BATHROOM** is located near the landing.
- Landing:** A central **LANDING** area with a **DOWN** arrow leading to the ground floor.
- Storage:** A **STORAGE** area is located near the landing.

Legend:

- UP (arrow pointing up)
- DOWN (arrow pointing down)
- STAIRS (staircase symbol)
- W.C. (Water Closet)
- STORAGE (storage symbol)

Notes:

- While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2010/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2010/EC

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