

# HUNTERS®

HERE TO GET *you* THERE



Daleside Road

Pudsey, LS28 8HA

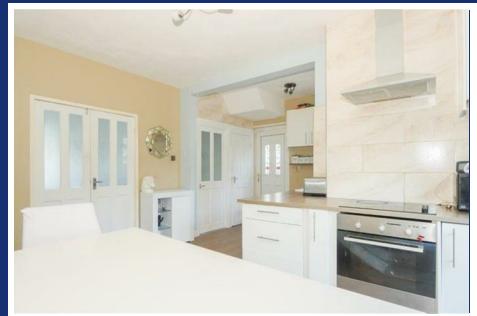
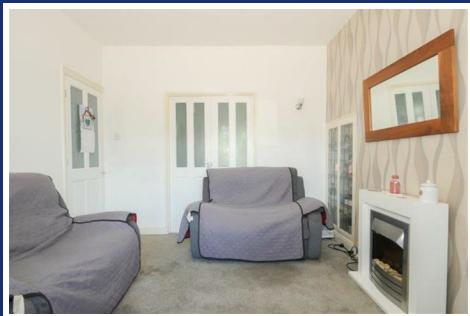
Offers In The Region Of £165,000



# 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)

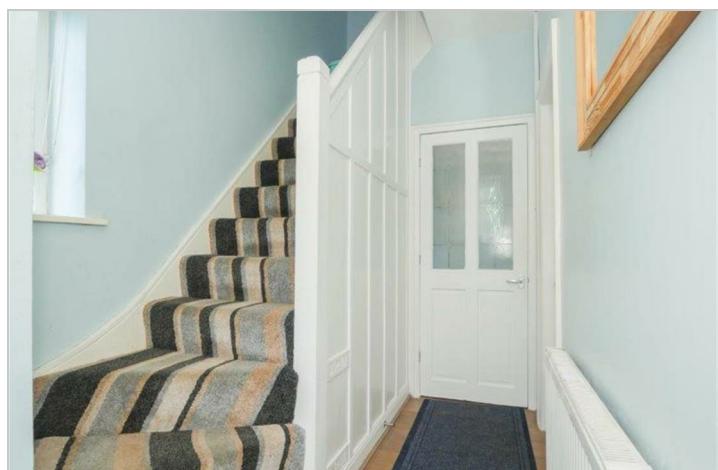
**BEDROOM TWO**  
10'8" x 8'11" (3.25 x 2.72)

**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**



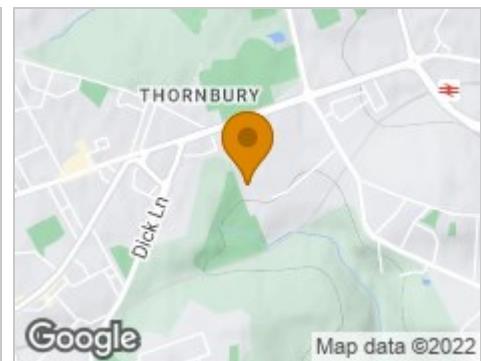
## Road Map



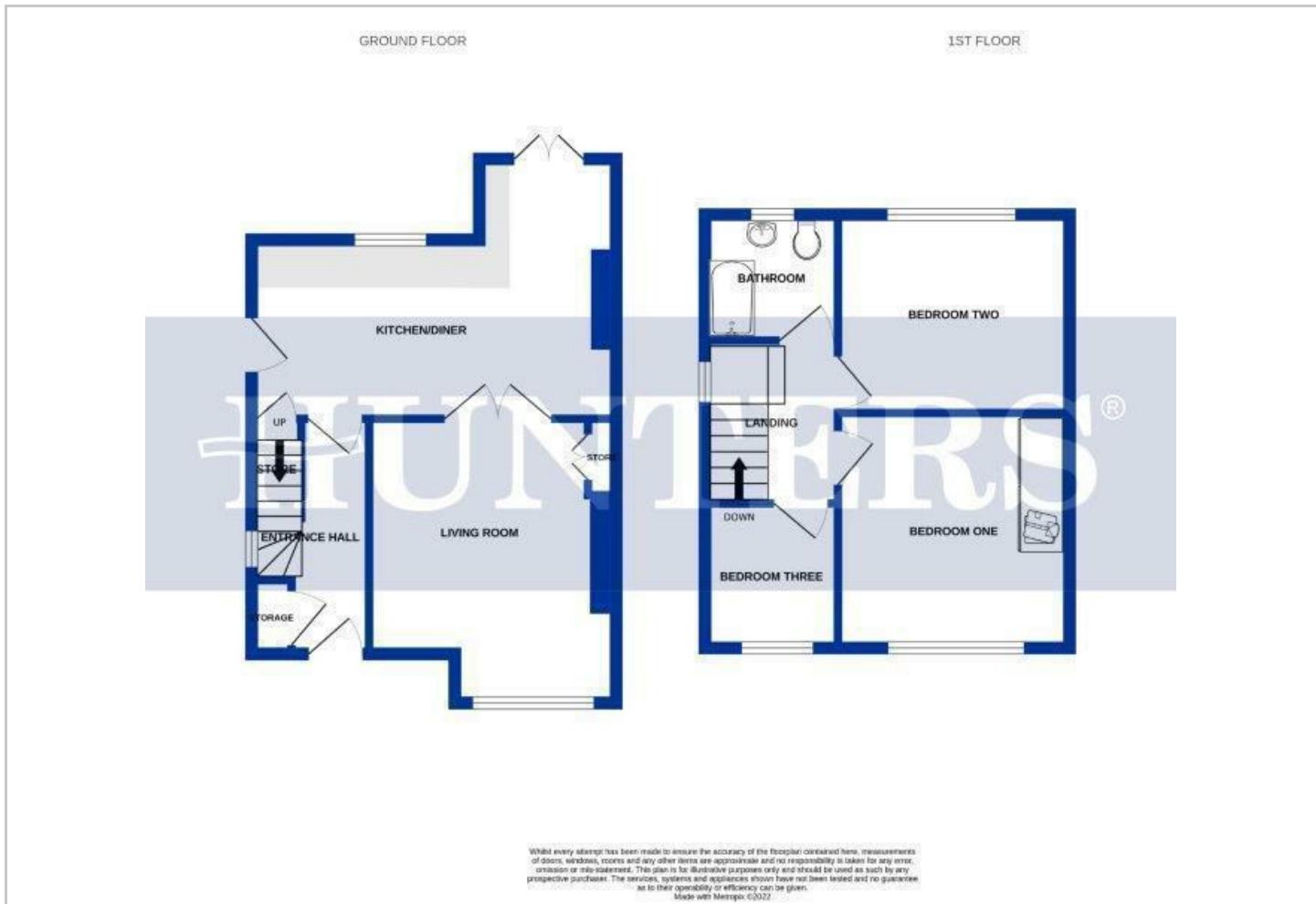
## Hybrid Map



## Terrain Map



## Floor Plan

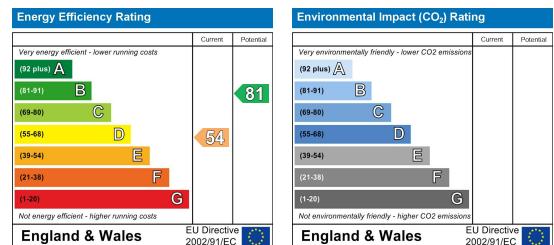


Whilst every attempt has been made to insure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. The vendor, remeasures at their own risk for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.

## 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.