

# HUNTERS®

HERE TO GET *you* THERE



## Priesthorpe Avenue

Pudsey, LS28 7TG

£285,000

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Council Tax:



# 9 Priesthorpe Avenue

Pudsey, LS28 7TG

£285,000



- Charming extended semi-detached property
- Good condition throughout
- Convenient public transport links
- Nearby schools and walking routes
- Open-plan kitchen with dining space
- Three bedrooms with natural light
- Partial loft conversion
- Fully tiled bathroom
- Family garden with decking
- Partially converted garage used as office.

This charming extended semi-detached property, currently listed for sale, is presented in good condition, awaiting a new family or couple to make it their own. Nestled in an urban area with convenient public transport links and nearby schools, the location is also complemented by a variety of walking routes for outdoor enthusiasts.

The property boasts an open-plan extended kitchen that is a true standout feature. Bathed in natural light, the kitchen offers ample dining space for family meals. It features undercounter lighting and comes complete with an electric hob and oven. The French doors provide direct access to the rear garden, seamlessly blending indoor and outdoor living.

The home comprises; three bedrooms, two doubles and one single. The first double bedroom, overlooking the front of the property, is fitted with built-in wardrobes, providing ample storage space. The second double bedroom and the single room, which can be used as a study or nursery, both enjoy views to the rear of the property. All rooms are bathed in natural light, enhancing the overall ambiance of the home.

A fully tiled bathroom featuring an overhead shower and a three-piece suite caters to all your personal care needs. Although the property does not have a separate reception room, the open-plan kitchen offers enough space to entertain guests.

Outside, a family garden offers a decked area with a lawn, perfect for outdoor living. Partially converted garage, currently in use as an office space. The property also features a fully boarded loft with Velux style windows, ideal for storage or use as an occasional room. Off street parking is available with this delightful home, adding to its convenience.

This charming extended semi-detached property is in good condition and located in an urban area with convenient transport links and nearby schools, features an open-plan kitchen with natural light and French doors to the rear garden. The property boasts three bedrooms, a fully tiled bathroom, a boarded loft, and parking.

## KITCHEN/DINER

17'3" x 16'1" (5.27m x 4.91m)

## LIVING ROOM

14'9" x 13'0" (4.5m x 3.97m)

## HALLWAY

## BEDROOM ONE

12'0" x 9'10" (3.68m x 3m)

## BEDROOM TWO

9'10" x 9'0" (3.00m x 2.74m)

## BEDROOM THREE

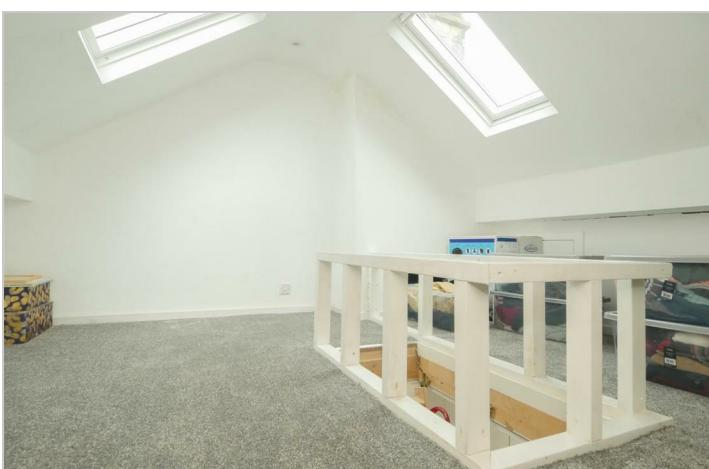
7'0" x 6'0" (2.13m x 1.83m)

## BATHROOM

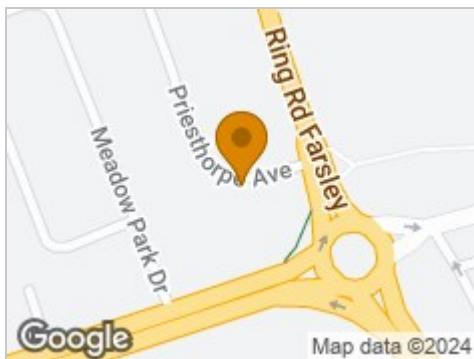
7'3" x 6'3" (2.22m x 1.93m)

## LANDING

## LOFT ROOM



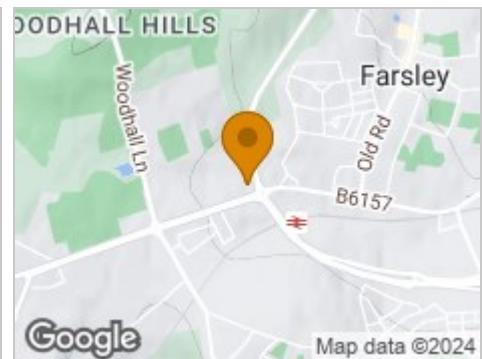
## Road Map



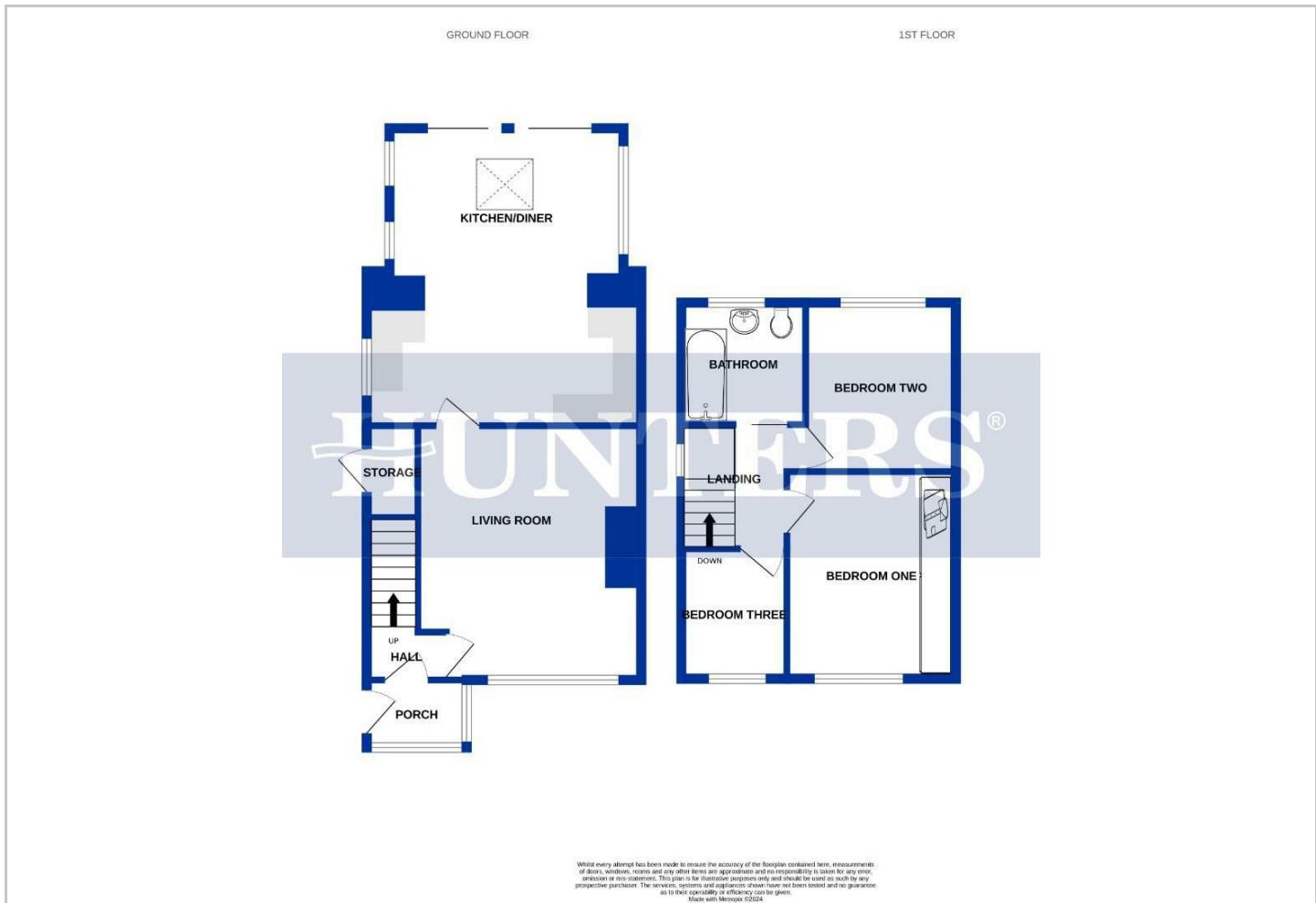
## Hybrid Map



## Terrain Map



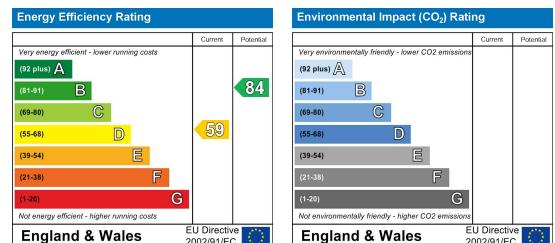
## Floor Plan



## 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.