

# HUNTERS®

HERE TO GET *you* THERE



## Cavendish Rise

Pudsey, LS28 9BS

£260,000



Council Tax: B



# 20 Cavendish Rise

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£260,000



- END TERRACE house
- ADDITIONAL ROOM with ensuite
- TWO spacious double bedrooms
- Fitted wardrobes
- Tasteful kitchen with breakfast bar
- Neutral bathroom with rain shower
- Engineered wood flooring
- Marble mantle gas fire
- Garage and parking space
- Stunning views

For sale, this immaculate END TERRACE house, located within a peaceful corner of the town, offering a stunning blend of comfort and tranquillity. This property is ideally suited for families or couples seeking a serene and convenient place to call home.

The house boasts two SPACIOUS double bedrooms and an OCCASIONAL loft room with ENSUITE. The first bedroom is generously proportioned and south facing, featuring unique fitted wardrobes. The second bedroom, equally well-sized, has built-in wardrobes and offers a charming view of the garden.

The BATHROOM is designed with a neutral and calming suite, complete with a rain shower and tiled walls. The KITCHEN is a culinary haven, tastefully designed with breakfast bar seating, composite worktops and integrated appliances, offering the perfect setting for home-cooked meals.

The RECEPTION room is a masterpiece of interior design. Featuring engineered wood flooring and a MARBLE mantle gas fire, it offers a cosy and inviting space flooded with SOUTH FACING natural light. The property also features a bonus occasional room, which has previously been used as an additional bedroom. Fitted with an ensuite, it is perfect for guests or just as a HOME OFFICE.

This home has an EPC rating of D and falls within council tax band B. It offers a plethora of unique features, including a garage and parking spaces, a SUN TERRACE seating area, and a BEAUTIFUL VIEW. Moreover, it is conveniently located near SCHOOLS, local amenities, and green spaces, offering an ideal blend of city life and tranquillity.

The interior design is immaculate, exhibiting a perfect blend of style and comfort. This is a remarkable opportunity to acquire a stunning property that offers a wonderful quality of life.

## HALLWAY

10'2" x 18'0" (3.10m x 5.49m)

## LIVING ROOM

12'4" x 14'9" (3.76m x 4.50m)

## DINING KITCHEN

15'7" x 10'9" (4.75m x 3.28m)

## LANDING

## BATHROOM

5'10" x 7'3" (1.78m x 2.21m)

## BEDROOM ONE

9'6" x 11'0" (2.90m x 3.35m)

## BEDROOM TWO

9'6" x 11'0" (2.90m x 3.35m)

## OFFICE

5'10 x 10'6" (1.78m x 3.20m)

## OCCASIONAL ROOM

9'9" x 12'4" (2.97m x 3.76m)

## ENSUITE

5'6" x 4'6" (1.68m x 1.37m)

## GARAGE



## Road Map



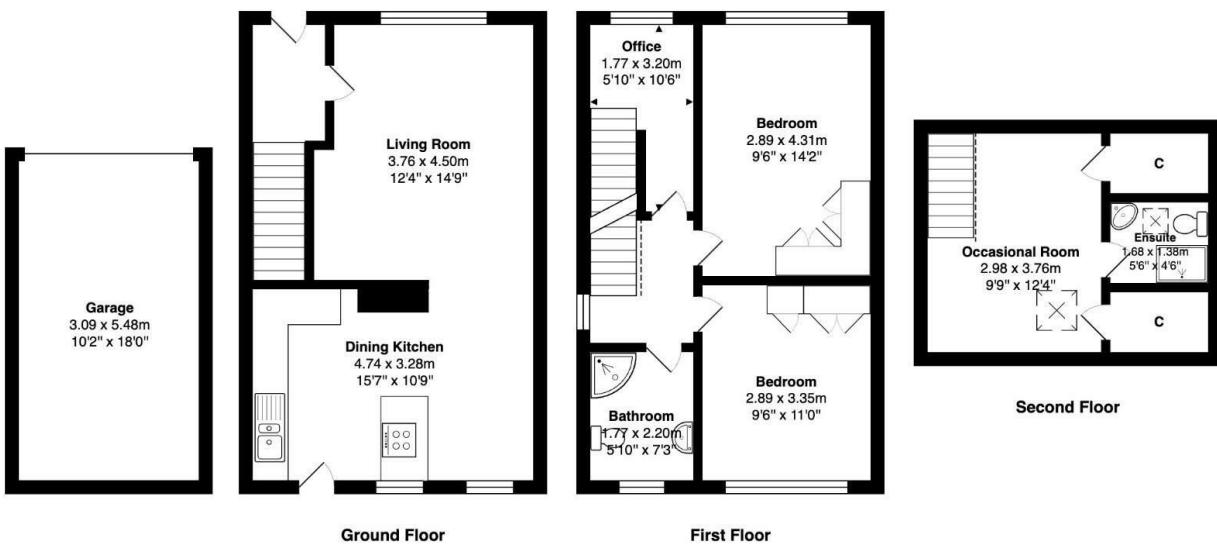
## Hybrid Map



## Terrain Map



## Floor Plan



Ground Floor

First Floor

Second Floor

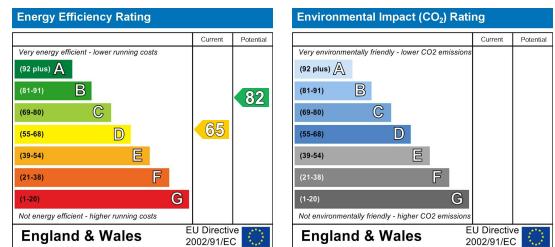
Total Area: 110.4 m<sup>2</sup> ... 1189 ft<sup>2</sup>

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.