

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Kent Avenue**

Pudsey, LS28 9ED

Offers Over £190,000



Council Tax: C



# 10 Kent Avenue

Pudsey, LS28 9ED

## Offers Over £190,000



- CHAIN-FREE SALE!
- Semi-detached bungalow in Pudsey
- Blank canvas for personalisation
- Spacious living room with gas fire
- Large loft room with power, storage and window
- Two ground floor double bedrooms
- Low-maintenance garden with block paving
- Potential to extend (STPP)
- Garage and driveway for off-street parking
- Calling all couples and developers!

Welcome to this delightful semi-detached BUNGALOW, up for sale with NO CHAIN perfectly positioned in a sought-after area renowned for its nearby schools, local amenities, and scenic walking routes. This neutrally decorated property provides a BLANK CANVAS is ideal for investors, property developers, or couples searching for a home promising both comfort and huge investment potential.

Step inside and discover a large, separate LIVING ROOM at the front of the home – the true heart of this property, complete with a welcoming gas fire. This space offers great flexibility, allowing you to tailor it to your own vision, whether you prefer a cosy retreat or an elegant entertaining area.

A functional KITCHEN, bathed in natural light and thoughtfully arranged with plenty of unit space, presents scope to create your very own dream culinary space. The MODERN, fresh BATHROOM boasts practical tiling, an accessible corner shower, and a clean and fresh atmosphere with a frosted window.

Enjoy TWO generously sized DOUBLE BEDROOMS, both located on the ground floor. The main bedroom to the rear offers peaceful garden views and scope to personalise, while the second double to the front is a true blank canvas – equally suited as a bedroom or a second reception/study, depending on your needs.

Upstairs, the large LOFT ROOM is a unique bonus, featuring a spacious footprint, gable window, power, light, and generous eaves storage, while also offering exciting potential to EXTEND (subject to planning permissions).

The landscaped, private GARDEN is designed for low maintenance with BLOCK PAVING and mature borders—a wonderful spot to relax outdoors. A GARAGE with a driveway runs alongside the bungalow, providing ample OFF-STREET PARKING. Don't miss your chance to secure a home with this much potential in such a desirable location!

LOCATION - Pudsey, Leeds, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

## KITCHEN

9'1" x 8'5" (2.77m x 2.57m)

## LIVING ROOM

15'10" x 10'11" (4.84m x 3.34m)

## BEDROOM

11'9" x 10'11" (3.59m x 3.34m)

## BEDROOM

9'1" x 8'8" (2.77m x 2.66m)

## BATHROOM

6'6" x 5'4" (2.00m x 1.63m)

## LOFT ROOM

20'6" x 12'8" (6.27m x 3.87m)

## GARAGE

17'4" x 7'11" (5.30m x 2.42m)



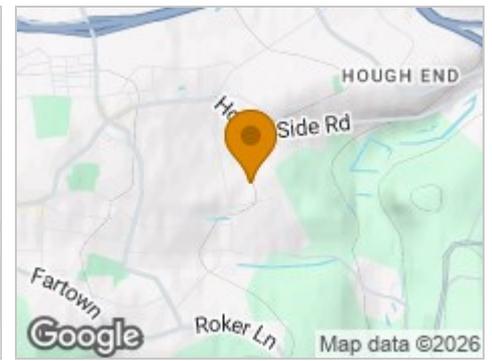
## Road Map



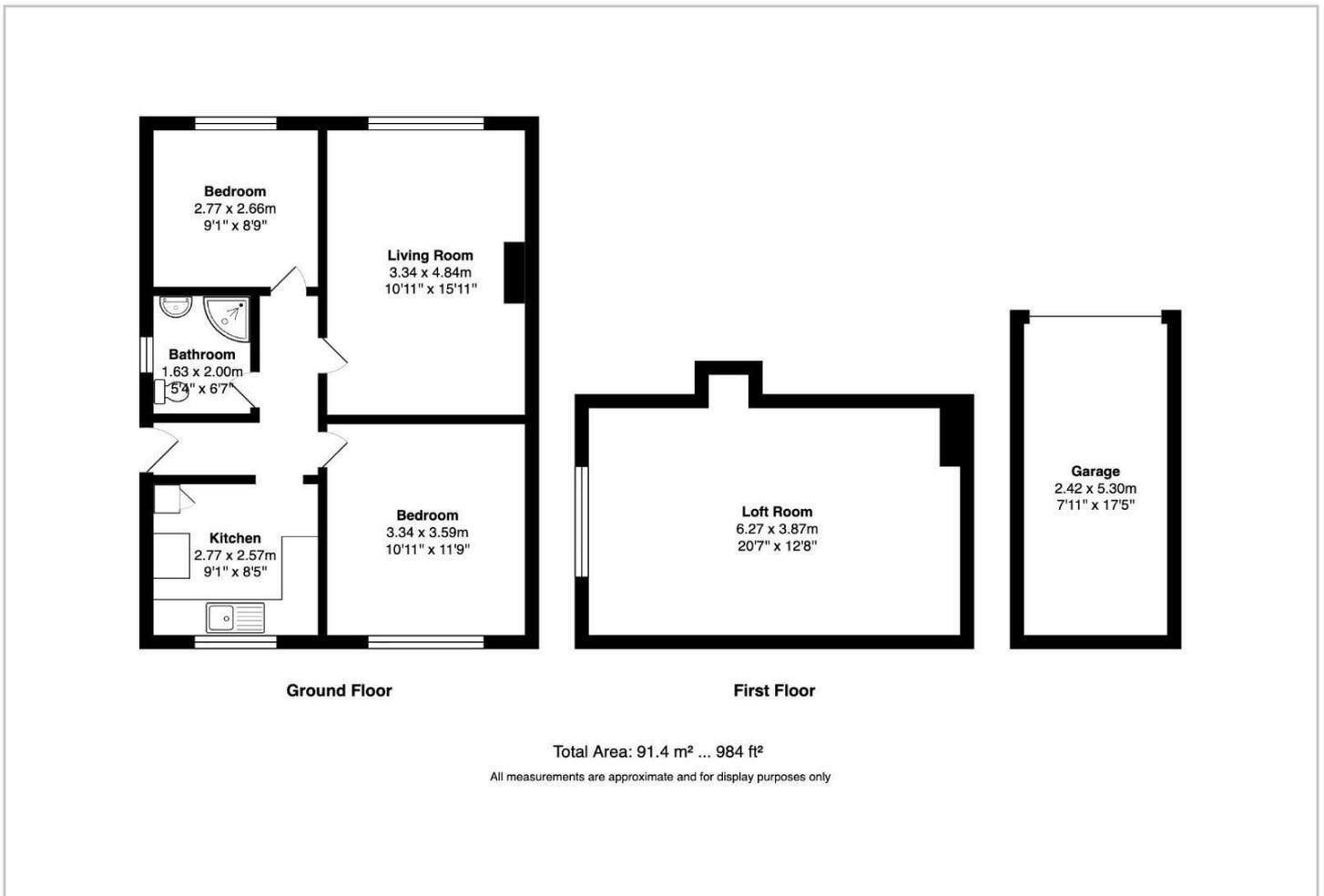
## Hybrid Map



## Terrain Map



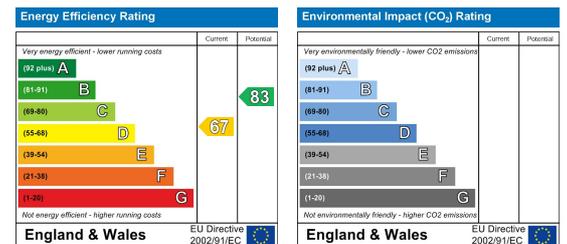
## Floor Plan



## 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.