

HUNTERS®

HERE TO GET *you* THERE



Ambleside Gardens

Pudsey, LS28 7NW

Offers In The Region Of £300,000



20 Ambleside Gardens

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- Extended three bedroom semi detached house
- Perfect for growing families
- Superb kitchen/dining/living space
- Modern bathroom
- Driveway and south facing garden to rear
- Sought after cul-de-sac location
- Council tax band - C

Hunters are excited to offer for sale this beautifully presented and EXTENDED, THREE BEDROOM SEMI DETACHED home, situated in a popular residential street in Pudsey. Featuring neutral, ready to move into accommodation throughout, the property boasts a fantastic OPEN PLAN KITCHEN/DINING/LIVING space, UTILITY ROOM, DRIVEWAY and south facing GARDEN to the rear. Sure to appeal to a range of buyers in particular GROWING FAMILIES, early viewing is highly advised.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the property briefly comprises: ENTRANCE HALL with stairs rising to the first floor. A good sized LIVING ROOM with bow window and gas fire with surround and hearth. Double doors lead to the KITCHEN/DINER which is a fabulous room for entertaining and family living. The KITCHEN area has an excellent range of wall and base units and includes an integrated fridge/freezer, additional low level freezer, dishwasher, range cooker and extractor hood. There are two Velux type windows, a breakfast bar and a door to the side. The DINING area has space for a large table and chairs and opens to an additional LIVING area. The UTILITY ROOM has space for a washing machine and dryer.

Upstairs, there are THREE bedrooms and a house bathroom. BEDROOM ONE, to the front, is a generous double sized room and has a range of fitted wardrobes and a storage cupboard. BEDROOM TWO is another double sized room and BEDROOM THREE is a comfortable single room, ideal for a children's bedroom or home office. The BATHROOM features a stunning three piece suite with overhead mains powered rainfall shower, floating vanity style sink unit, wall mounted LED mirror, heated towel rail and fully tiled walls.

Outside, to the front, there is a DRIVEWAY for off street parking and has the potential to easily make space for two vehicles. To the rear, the garden is fully enclosed and enjoys a SOUTH FACING aspect. There is a decking area, artificial lawned area and a built in BBQ, ideal for outdoor entertaining and relaxing.

The location of property is perfect to access the local amenities in Pudsey by Waterloo road. There are a good selection of primary and secondary schools within the immediate area and Queens Park is situated 0.7 miles away. Pudsey enjoys excellent commuting links to both Leeds and Bradford via the Leeds ring-road and Pudsey railway station, which are situated within 1.5 miles of the address.

Tel: 0113 257 6198

KITCHEN

12'6" x 9'8" (3.81 x 2.95)

DINING/FAMILY ROOM

19'0" x 9'5" (5.79 x 2.87)

LIVING ROOM

16'3" x 10'2" (4.95 x 3.10)

BEDROOM ONE

13'7" x 8'8" (4.14 x 2.64)

BEDROOM TWO

10'10" x 6'11" (3.30 x 2.11)

BEDROOM THREE

8'4" x 6'0"3'3" (2.54 x 1.831)

BATHROOM

6'10" x 5'8" (2.08 x 1.73)

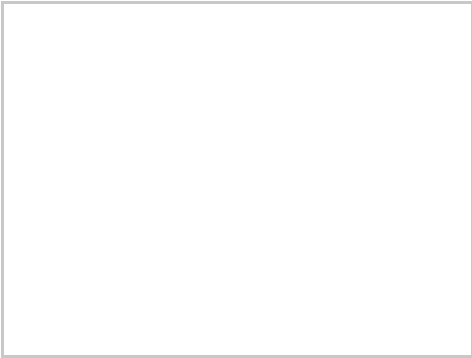
REAR GARDEN

REAR ELEVATION

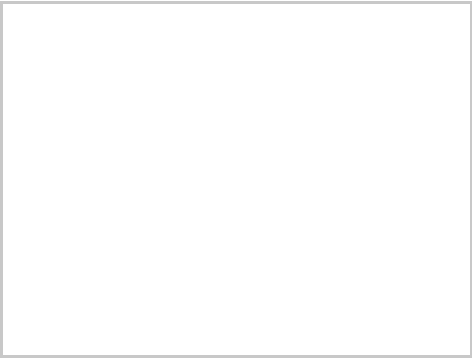
EXTERNAL



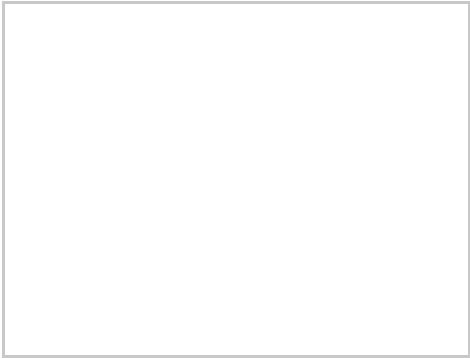
Road Map



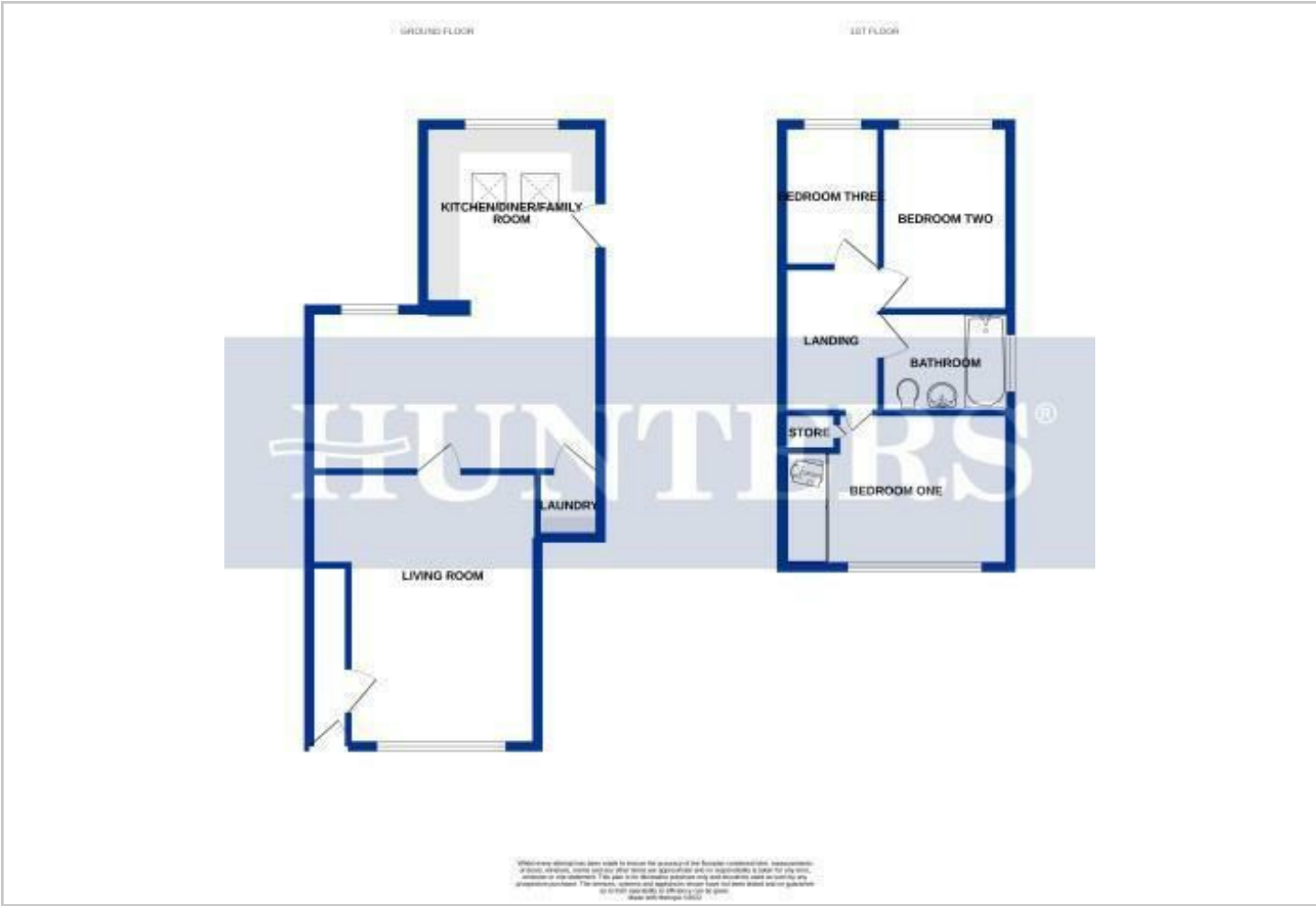
Hybrid Map



Terrain Map



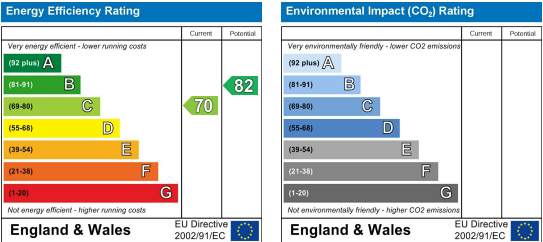
Floor Plan



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.