

HUNTERS[®]

HERE TO GET *you* THERE



Hillfoot Avenue

Pudsey, Leeds, LS28 7QN

£240,000



Council Tax: C



16 Hillfoot Avenue

Pudsey, Leeds, LS28 7QN

£240,000



- Three bedroom semi detached house
- No forward chain
- Attention first time buyers and families
- Huge potential to improve and add value
- Two reception rooms
- Driveway, garage and gardens
- Close to Pudsey town centre and transport links

Hunters are pleased to offer for sale with NO FORWARD CHAIN this THREE BEDROOM SEMI DETACHED house situated in a sought after residential development in Pudsey. The property has been well maintained and would now benefit from some cosmetic improvement with significant scope to improve and add value. Featuring two reception rooms, a modern kitchen, driveway, garage and gardens, the property is sure to appeal to a range of buyers in particular FIRST TIME BUYERS and FAMILIES.

Having PVC DOUBLE GLAZING throughout, the accommodation briefly comprises: ENTRANCE HALLWAY with stairs rising to the first floor. The LIVING ROOM has a half bay window allowing plenty of natural light, an inset gas fire and sliding doors leading to the DINING ROOM. The KITCHEN has a range of wall and base units and includes an integrated electric oven, gas hob and extractor hood with space for a fridge/freezer and washing machine. A door leads to the side.

Upstairs, there are THREE bedrooms, a house bathroom and access from the LANDING to a loft space for storage. BEDROOM ONE, to the front, is a double sized room with a range of fitted wardrobes and a half bay window. BEDROOM TWO, to the rear, is a double sized room with far reaching views. BEDROOM THREE, also to the rear is a single sized room, perfect for a children's bedroom or home office. The BATHROOM has a three piece suite with an overhead electric shower and fully tiled walls.

Outside, to the front, there is a DRIVEWAY for off street parking and a lawned area. To the rear, there is a single GARAGE for storage purposes and the garden is mainly lawned with mature borders and a patio area, perfect for outdoor entertaining and relaxing. There is potential to extend, subject to relevant planning permission.

The location of the property is perfect to access a wide variety of local amenities in Pudsey, including shops and services in the centre of Pudsey and local schools all within 1 mile. There are excellent commuting links to both Leeds and Bradford via the Leeds ring-road and Pudsey railway station which is within 1 mile of the address.

HALLWAY

LIVING ROOM

11'50 x 11'06 (3.35m x 3.51m)

DINING ROOM

12'78 x 10'42 (3.66m x 3.05m)

KITCHEN

9'38 x 5'89 (2.74m x 1.52m)

LANDING

BEDROOM ONE

13'20 x 10'91 (3.96m x 3.05m)

BEDROOM TWO

11'91 x 10'56 (3.35m x 3.05m)

BEDROOM THREE

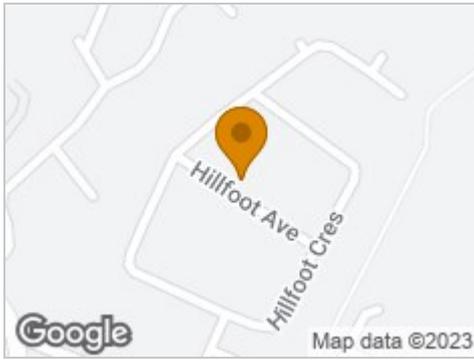
7'64 x 6'01 (2.13m x 1.85m)

BATHROOM

6'40 x 5'49 (1.83m x 1.52m)



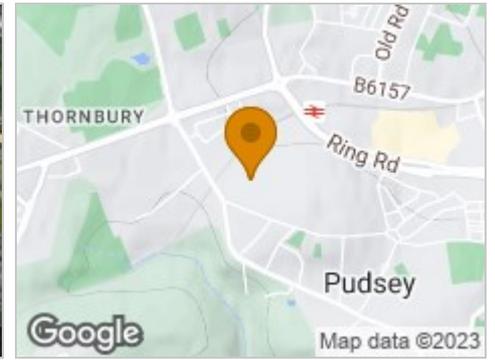
Road Map



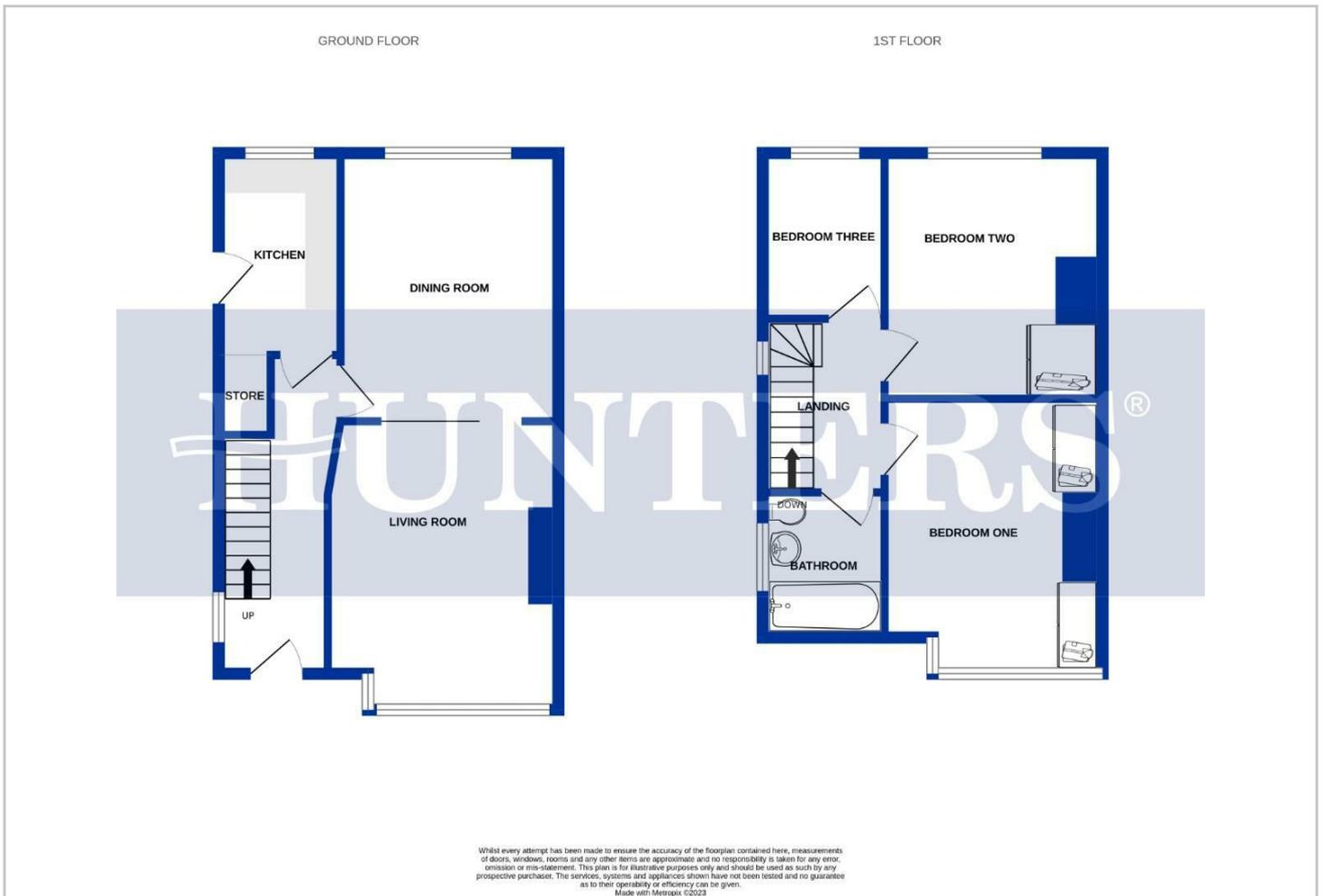
Hybrid Map



Terrain Map



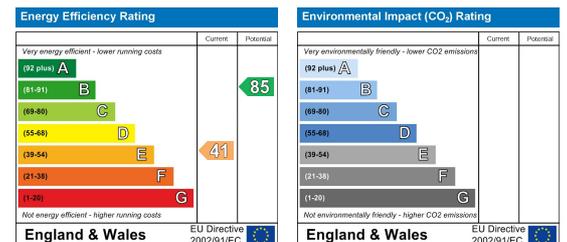
Floor Plan



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.