

# HUNTERS®

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## Ederoyd Grove

Pudsey, LS28 7QZ

£295,000



Council Tax: C



# 5 Ederoyd Grove

Pudsey, LS28 7QZ

£295,000



- Three bedroom semi detached house
- Double storey rear extension
- Three double bedrooms
- Downstairs guest shower-room/wc
- Two reception rooms
- Excellent kitchen
- Garden and single garage
- No chain involved
- Drive off road parking

Mature extended semi detached house in a convenient location, with easy access to local transport links to both Leeds & Bradford. Offered with no chain involved.

Situated in a convenient location, close to excellent transport links and local amenities is this extended THREE BEDROOM SEMI-DETACHED house, which offers spacious and flexible accommodation throughout and benefits from having a two storey rear EXTENSION, DRIVEWAY and GARAGE. The property is offered to the market with NO FORWARD CHAIN and is sure to appeal to a range of buyers, in particular FIRST TIME BUYERS and FAMILIES. Early viewing is advised!

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the property briefly comprises: ENTRANCE PORCH leading to the ENTRANCE HALLWAY with stairs rising to the first floor and a useful under stairs storage cupboard. The LIVING ROOM has a fabulous bay window and the separate dining room has patio doors out to the rear garden area. The KITCHEN has a good range of modern wall and base units with an integrated electric oven, gas hob and extractor hood, there is space for a fridge/freezer and a GUEST WC/SOWER-ROOM. A door leads to the side elevation and the kitchen is accessed from the hall and dining room the living/dining room.

Upstairs, there are THREE bedrooms, all of which are double rooms and a BATHROOM, which has a white three piece suite, overhead electric shower, fully tiled walls, heated towel rail and large storage cupboard.

Outside, to the front, there is a block paved DRIVEWAY allowing for ample off street parking which leads to a single GARAGE with light and power. To the rear, there is a decking area and the garden is mainly block paved for low maintenance.

## ENTRANCE HALL

### LIVING ROOM

20'0" x 10'5" (6.10 x 3.18)

### DINING ROOM

12'11" x 8'9" (3.95 x 2.69)

### KITCHEN

16'4" x 9'5" (5.00 x 2.88)

### DOWNSTAIRS SHOWER-ROOM

9'5" x 3'10" (2.88 x 1.17)

### BEDROOM ONE

15'1" x 11'5" (4.62 x 3.50)

### BEDROOM TWO

14'7" x 11'5" (4.45 x 3.50)

### BEDROOM THREE

12'5" x 7'10" (3.80 x 2.39)

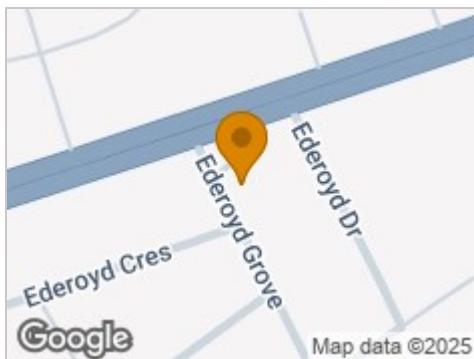
### BATHROOM

9'2" x 6'11" (2.80 x 2.11)

### GARAGE



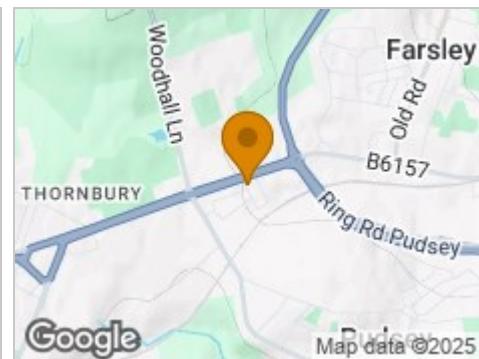
## Road Map



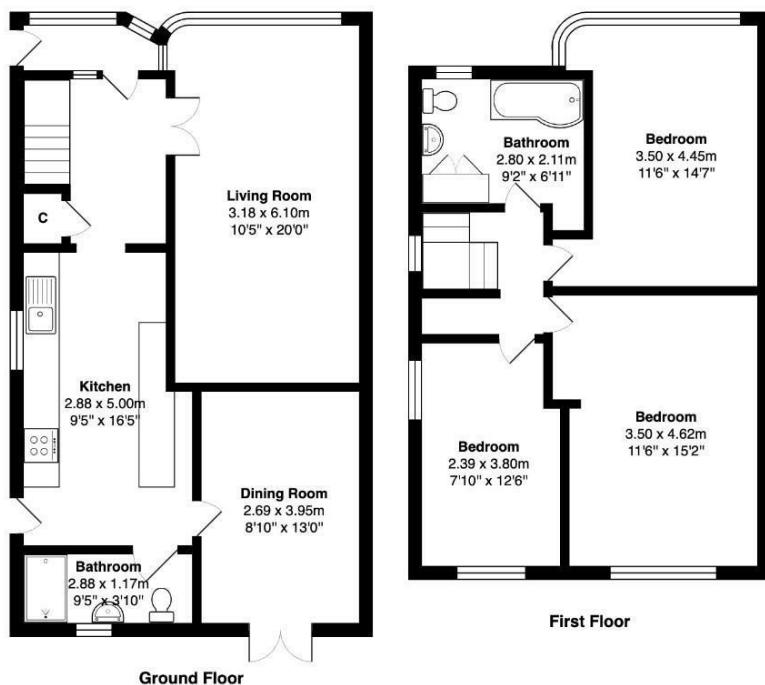
## Hybrid Map



## Terrain Map



## Floor Plan



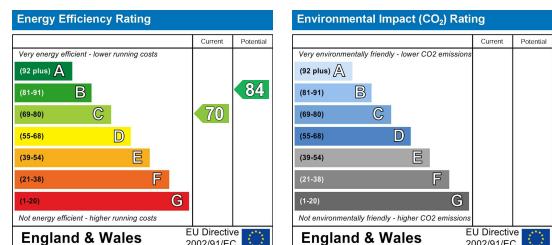
Total Area: 108.9 m<sup>2</sup> ... 1173 ft<sup>2</sup>

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.