

HUNTERS®

HERE TO GET *you* THERE



Owlcotes Road

Pudsey, Leeds, LS28 7PB

£195,000



6 Owlcotes Road

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£195,000



- Two bedroom semi detached house
- No forward chain
- Attention first time buyers and investors
- Driveway and workshop
- Well maintained gardens
- Overlooking fields with outstanding views
- Council tax band - B

Enjoying fabulous far reaching views and overlooking fields to the rear, this TWO BEDROOM SEMI DETACHED house is now in need of some sympathetic cosmetic updating and is sure to appeal to a range of buyers in particular FIRST TIME BUYERS and INVESTORS. Situated in a popular part of Pudsey, near to local amenities and excellent transport links, the property boasts a DRIVEWAY and well maintained gardens with huge potential to significantly improve and extend subject to relevant planning permission.

Having both GAS FIRED CENTRAL HEATING (with recently fitted boiler) and PVC DOUBLE GLAZING, the accommodation briefly comprises: ENTRANCE HALL with stairs rising to the first floor. A lovely LIVING ROOM which floods plenty of natural light with attractive bay window. The KITCHEN/DINER has wall and base storage units with solid wood worktops, integrated low level fridge/freezer, space for a cooker and plenty of space for a dining table and chairs. A door leads to a REAR PORCH with space for a washing machine.

To the first floor, there are TWO bedrooms, a shower room and access from the LANDING to a loft space for storage. BEDROOM ONE, to the front, is a generous sized double room with fitted wardrobes and BEDROOM TWO, to the rear, is another double sized room with stunning far reaching views. The SHOWER ROOM has been recently fitted and has a walk in shower with overhead mains powered shower, vanity style sink unit and heated towel rail.

Outside, to the front, the garden is lawned with beautiful mature borders and there is a DRIVEWAY for off street parking. To the rear, the garden is mainly lawned, fully enclosed by fencing and enjoys outstanding far reaching views whilst overlooking fields, the most amazing place to sit out and relax. In addition, there is a workshop with light, great for storage.

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 0.6 miles. There are excellent commuting links to both Leeds and Bradford via the Leeds ring-road and Pudsey railway station.

Tel: 0113 257 6198

HALL

LIVING ROOM

15'3" x 12'5" (4.65 x 3.81)

KITCHEN/DINER

15'4" x 8'0" (4.69 x 2.44)

REAR PORCH

BEDROOM ONE

12'6" x 12'5" (3.82 x 3.8)

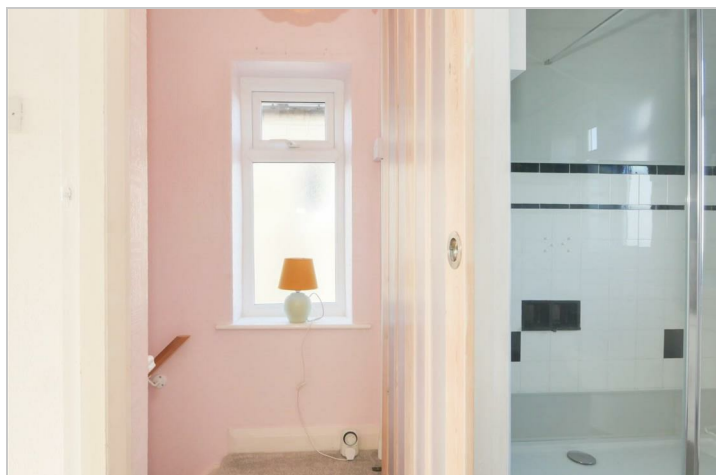
BEDROOM TWO

9'0" x 8'9" (2.76 x 2.69)

SHOWER ROOM

6'5" x 5'10" (1.96 x 1.8)

LANDING



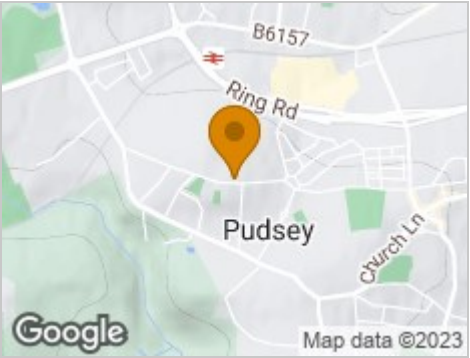
Road Map



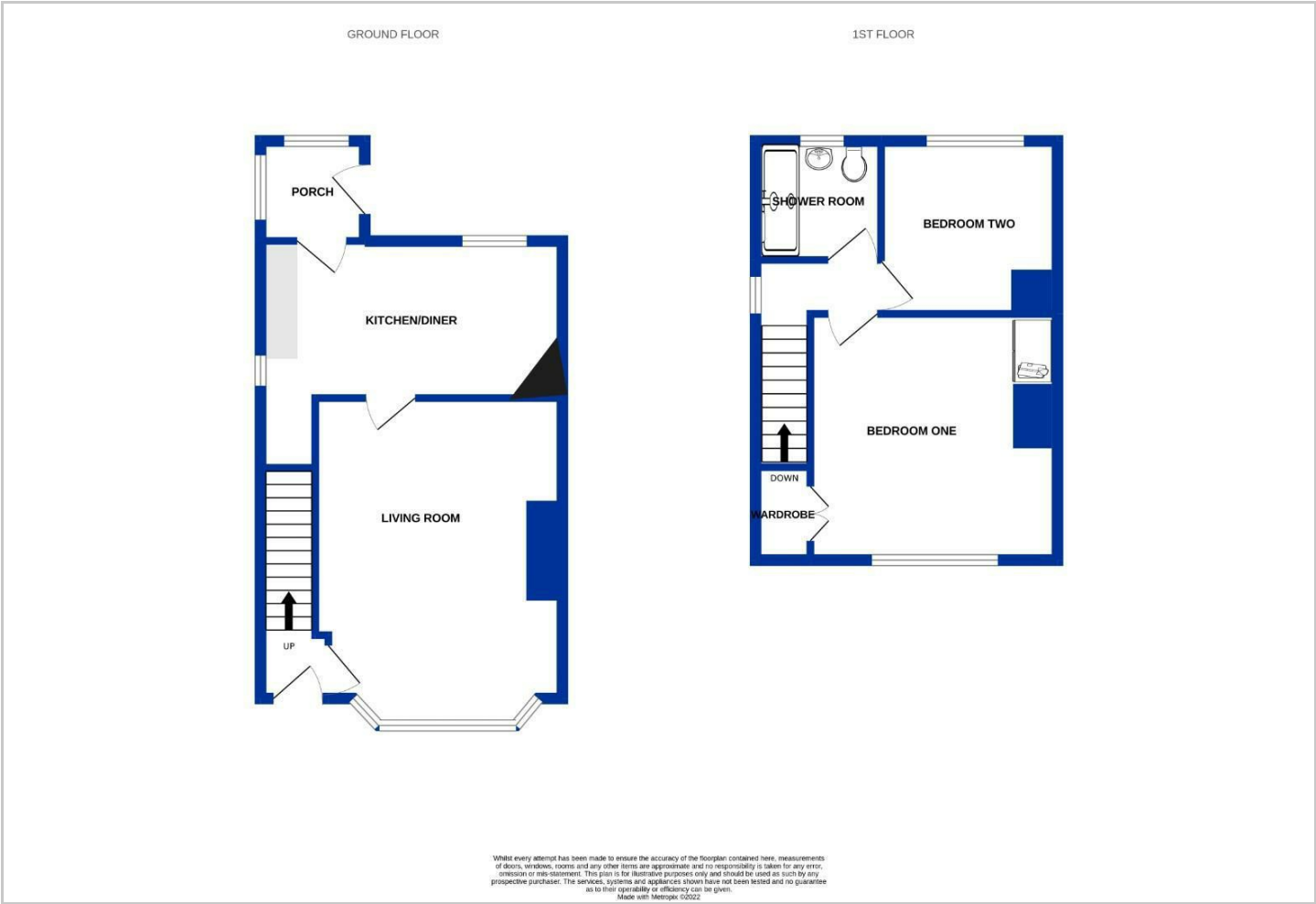
Hybrid Map



Terrain Map



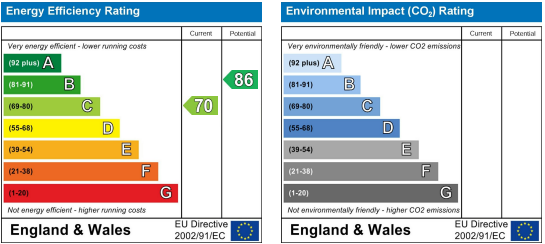
Floor Plan



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.