

# HUNTERS®

HERE TO GET *you* THERE



Pembroke Road

Pudsey, LS28 7NE

£225,000



Council Tax: C





# 19 Pembroke Road

Pudsey, LS28 7NE

£225,000



- Stone through terraced
- Well-appointed kitchen/diner
- Sought-after location
- Three Double bedrooms
- Spacious living room
- wood burning stove
- Utility room/downstairs wc
- Landing /office space
- Paved rear garden
- Perfect for shops/schools/transport

\*\*\*CHAIN FREE\*\*\*

This charming, terraced house, located in a desirable area with excellent amenities and transport links, features three double bedrooms, two reception rooms, a well-appointed kitchen, a thoughtfully designed bathroom, and unique features like a dormer window, paved courtyard garden, and high ceilings, making it ideal for first-time buyers and families

Now available for sale is a stone terraced house, ideally located in a sought-after area with local amenities, green spaces, walking and cycling routes, and nearby schools. The property is also conveniently situated close to public transport links.

This house boasts THREE DOUBLE bedrooms. The first bedroom includes built-in wardrobes, while the third is located on the second floor with a dormer-type window adding a unique feature. plus, a spacious landing/office space, perfect for home working. The property additionally offers a spacious and light LIVING ROOM which includes a cast iron wood stove and ceiling coving, making it an ideal space for relaxation. The rear utility room which comes with an access to a garden space and is perfect for all your laundry needs and also features a DOWNSTAIRS WC.

The house is equipped with a well-appointed KITCHEN/DINER that contains ample storage units and built-in double oven/grill. There's also plenty of room for a dishwasher and it has an understairs storage. The dining space is a key feature of the kitchen, making it a central hub for family meals.

The BATHROOM is thoughtfully designed with a heated towel rail, step-in shower, pedestal basin & toilet, and an electric shower. The tiled flooring and storage unit complete the look of this space.

Unique features of this house are the paved courtyard garden, on-street parking, gas central heating -serviced, and PVC double glazing. With high ceilings throughout, this property is ideal for first-time buyers and families alike.

The rear garden is enclosed and mostly paved for easy maintenance with a gate leading to the rear access. This is a property that truly needs to be seen to be fully appreciated.

Pudsey, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.

Tel: 0113 257 6198

### LIVING ROOM

18'3" x 14'7" (5.58 x 4.46)

### KITCHEN/DINER

14'7" x 13'6" (4.46 x 4.12)

### UTILITY ROOM

6'9" x 5'9" (2.08 x 1.77)

### DOWNSTAIRS WC

6'9" x 3'0" (2.08 x 0.92)

### BEDROOM ONE

16'5" x 14'7" (5.01 x 4.46)

### BEDROOM TWO

10'7" x 9'7" (3.25 x 2.93)

### BATHROOM

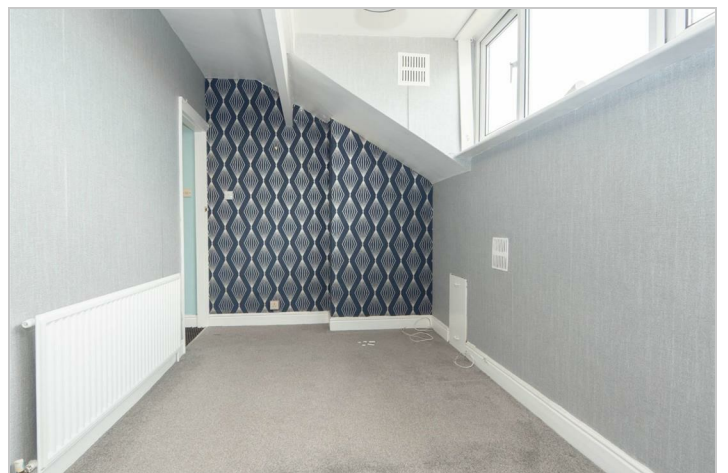
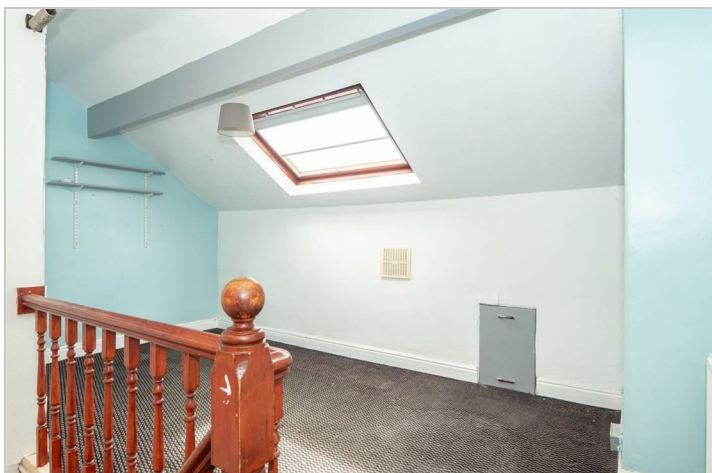
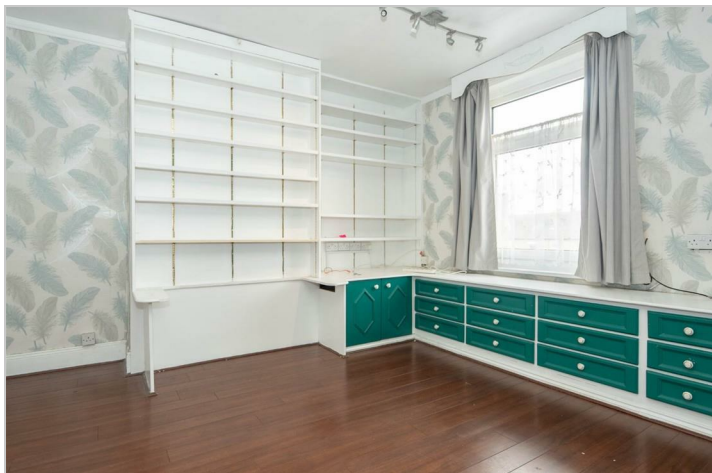
7'4" x 5'11" (2.26 x 1.82)

### BEDROOM THREE

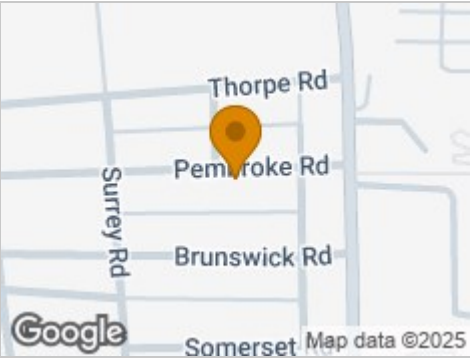
14'7" x 10'4" (4.46 x 3.16 )

### LANDING /OFFICE SPACE

14'7" x 12'2" (4.46 x 3.72)



Road Map



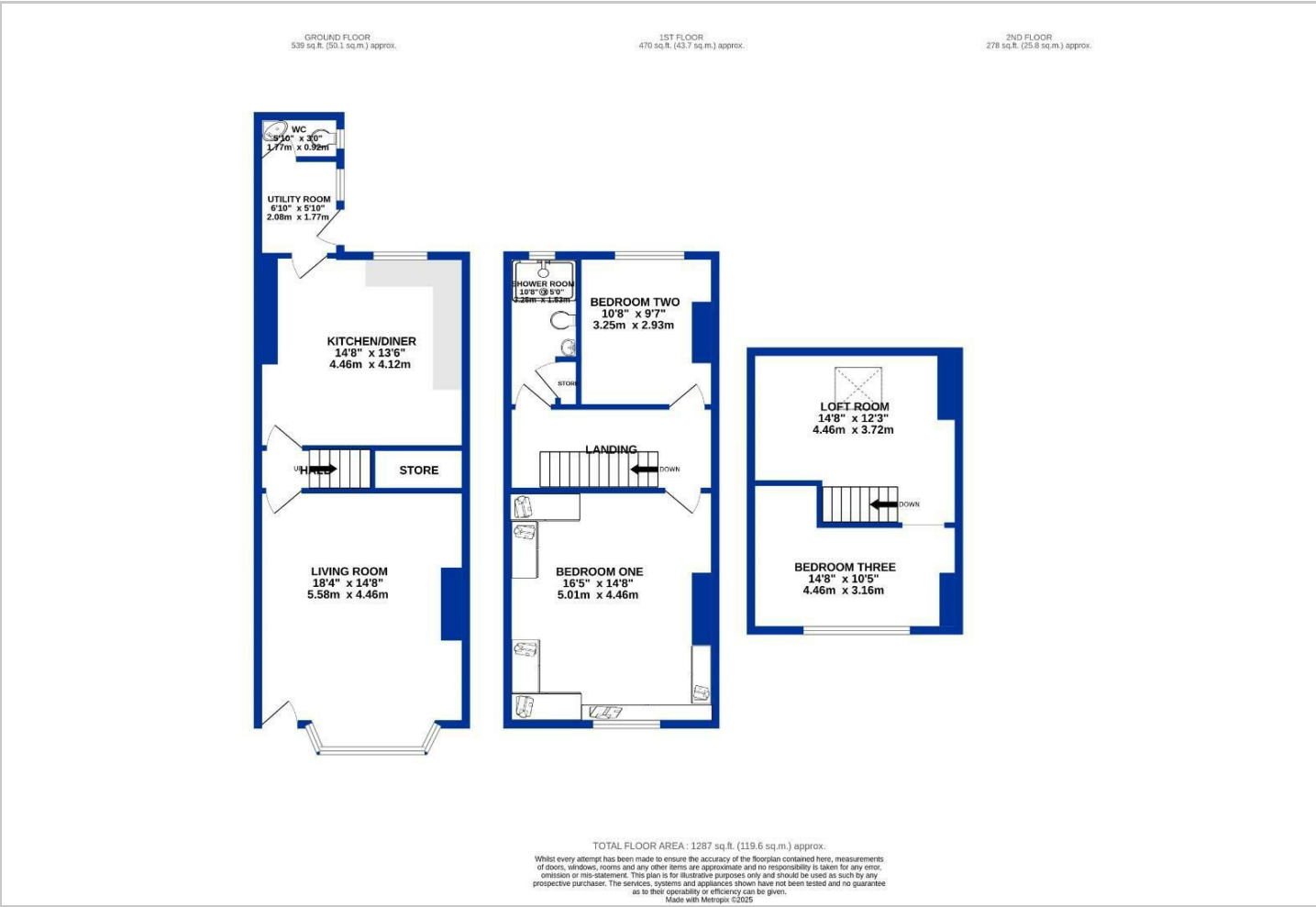
Hybrid Map



Terrain Map



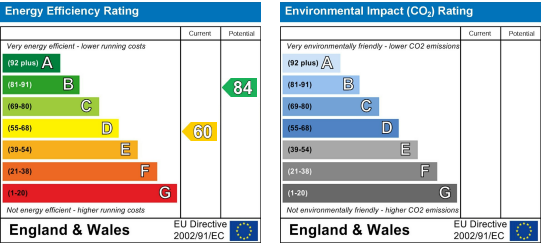
Floor Plan



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.