

HUNTERS®

HERE TO GET *you* THERE



Lumby Lane

Pudsey, LS28 9JF

£325,000



Council Tax: C



15 Lumby Lane

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£325,000



- Immaculate semi-detached home
- Three charming bedrooms
- Bifold doors from living room to garden
- Extensive S/E garden plot with sun terrace
- Contemporary kitchen diner
- Spa-like bathroom, ensuite and downstairs W/C
- Detached garage with electric door and parking in front
- 'Ready to move into' finish throughout
- Desirable Pudsey location near local amenities
- EPC rating 'B', Council tax band 'C'

Presenting this GORGEOUS SEMI-DETACHED home, now on the market with an IMMACUALTE finish for families and couples to enjoy. This beautifully presented property is ready to be moved into, with THREE bedrooms, two bathrooms and a downstairs W/C, a generous reception room, and a CONTEMPORARY kitchen.

Upon entering through the hall, the STUNNING KITCHEN. Its contemporary finish boasts contrasting base and wall units with large larder units that house integrated fridge freezer. Aspiring chefs will appreciate the integrated BOSCH double oven and induction hob. Under cupboard lighting adds a touch of elegance, and the dining space is perfect for family meals.

The property offers a well-sized LIVING ROOM. It's a bright, airy space with plush carpet flooring and a SOUTH-EAST facing garden view. Bifold doors open up to a lovely garden patio, forming a seamless indoor-outdoor space that's perfect for entertaining or unwinding

Upstairs, you'll find THREE charming bedrooms. The first bedroom is a comfortable double, bathed natural light from its garden outlook and features an ENSUITE bathroom. The second bedroom is another double, similar in size to the main, with ample space for furniture. The third room, a lovely single, offers versatile space for a potential HOME OFFICE or nursery.

There are TWO bathrooms, and an additional DOWNSTAIRS W/C for an ideal blend of style and convenience. The main house bathroom has a calming SPA-LIKE finish with neutral half-height tiled walls, a bath, and a heated towel rail. The ENSUITE for the main bedroom is practical yet elegant, with a tiled shower, W/C, and extractor fan - ideal for busy mornings.

Outside, the extensive GARDEN is a true gem. Landscaped and bathed in SOUTH-EAST facing sunshine, it benefits from a stunning patio terrace, accompanied by a detached single GARAGE with an electric door and additional PARKING in front.

The home boasts an EPC rating of 'B' and falls within Council Tax Band 'C'. Located with convenient access to public transport links, nearby schools, local amenities, parks, and walking routes, this property is a dream come true. Don't miss this opportunity to make it your own and book an early viewing now!

Tel: 0113 257 6198

DINING KITCHEN

17'2" x 8'9" (5.25m x 2.68m)

LIVING ROOM

15'5" x 10'1" (4.70m x 3.09m)

WC

BEDROOM ONE

11'9" x 8'9" (3.60m x 2.69m)

EN-SUITE

8'9" x 2'9" (2.69m x 0.85m)

BEDROOM TWO

12'2" x 8'9" (3.73m x 2.69m)

BEDROOM THREE

6'8" x 6'4" (2.04m x 1.94m)

BATHROOM

8'6" x 6'4" (2.60m x 1.94m)



Road Map



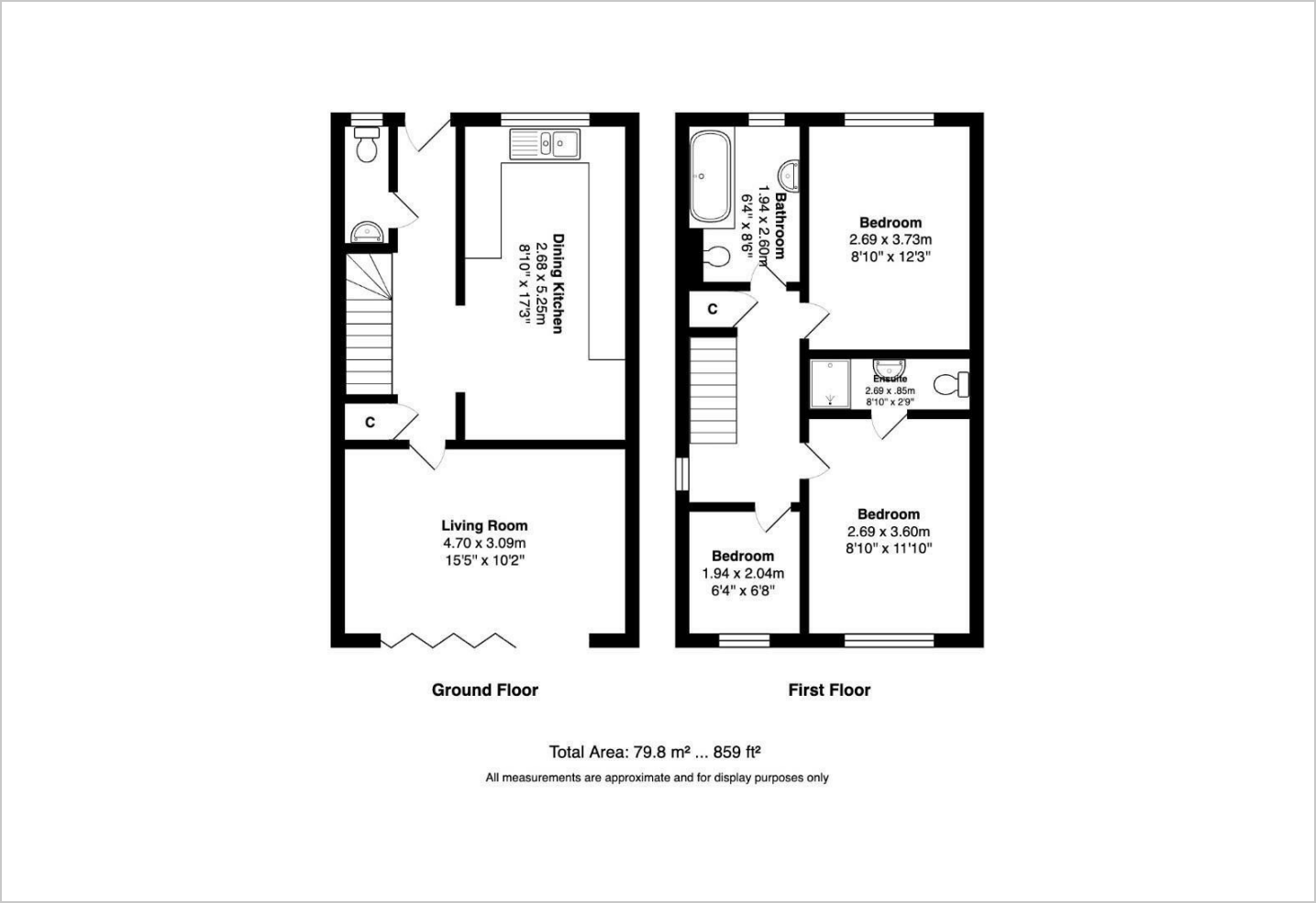
Hybrid Map



Terrain Map



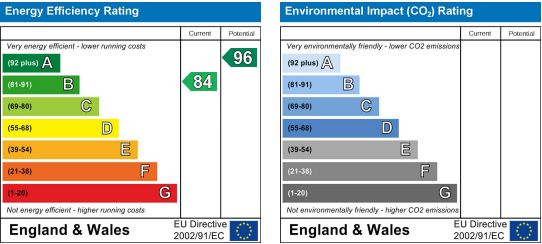
Floor Plan



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.