

HUNTERS®

HERE TO GET *you* THERE



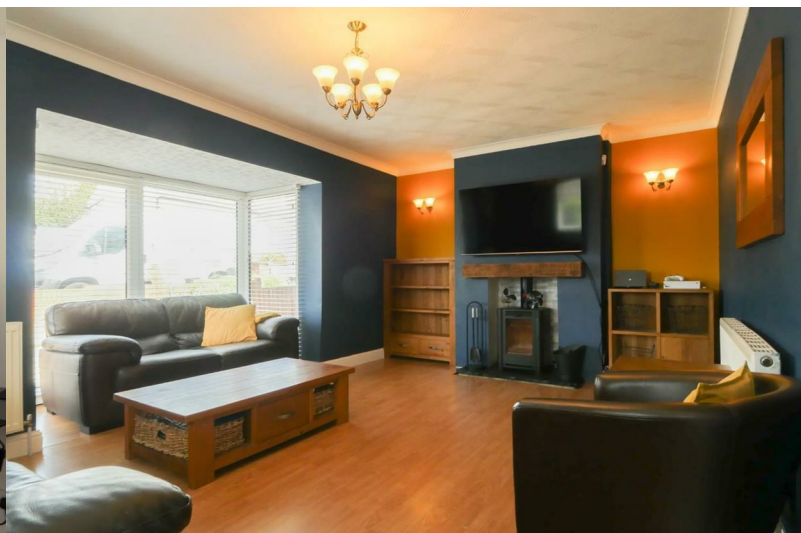
Chatsworth Fall

Pudsey, Leeds, LS28 8JZ

£275,000



Council Tax: C



45 Chatsworth Fall

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- Semi detached dormer bungalow
- Attention couples and families
- Spacious family living room
- Kitchen leading to conservatory
- Contemporary bathroom
- Three spacious bedrooms
- Driveway for ample off street parking
- Overlooks countryside/fields
- Amazing south facing rear garden
- Summerhouse/GardenBar/Home office

Hunters are delighted to offer for sale this beautifully presented and deceptively spacious THREE BEDROOM SEMI DETACHED DORMER BUNGALOW which is situated in a popular and convenient location in Pudsey with stunning COUNTRYSIDE VIEWS! Showcasing ready to move into accommodation throughout, the property features a fantastic sized LIVING ROOM, KITCHEN opening to a CONSERVATORY, modern BATHROOM, three good sized bedrooms and externally, a DRIVEWAY and fabulous rear GARDEN with SUMMERHOUSE and SOUTH FACING aspect. Sure to appeal to a range of buyers in particular PROFESSIONAL COUPLES and FAMILIES.

With the benefit of GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: HALLWAY with stairs rising to the first floor. A fantastic sized LIVING ROOM with floor to ceiling bay window and a lovely dual fuel fire with solid oak beam and black slate hearth. The KITCHEN has a good range of shaker style wall and base units, solid oak worktops, quartz composite sink, under floor heating, peninsula unit, integrated electric oven, gas hob and extractor hood, fridge/freezer, dishwasher and space for a washing machine. There is an understairs storage cupboard and the kitchen opens to the CONSERVATORY which is a great addition and provides a dining area/sitting area. The BATHROOM has a contemporary three piece suite with P shaped bath and overhead mains powered rainfall shower, vanity style sink unit with waterfall tap, LED wall mounted mirror with Bluetooth connectivity, heated towel rail, tiled walls, tiled flooring and underfloor heating.

Upstairs, there are THREE bedrooms, two of which are double sized rooms and the third is a comfortable single. BEDROOM ONE has a private W/C and both bedrooms to the rear have amazing countryside views. There is access from the W/C to a partially boarded loft space for storage purposes.

Externally, to the front, there is a DRIVEWAY for ample off street parking. To the rear, the garden is an impressive size which is mainly lawned and there is a patio area, perfect for outdoor entertaining and relaxing. At the bottom of the garden is a wonderful SUMMERHOUSE which has light, power and electric heater which would make an amazing outdoor bar or home office. The garden has a SOUTH FACING aspect and a beautiful outlook over countryside fields.

The location of the property is convenient for commuting to both Leeds and Bradford by road and Pudsey railway station, which is within 1 mile of the address. There are a good selection of primary and secondary schools within the area and also a good range of local amenities in both Pudsey and Thornbury.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

17'4" x 11'1" (5.3m x 3.4m)

KITCHEN

11'5" x 11'5" (3.5m x 3.5m)

CONSERVATORY

11'5" x 7'6" (3.5m x 2.3m)

BATHROOM

8'2" x 5'2" (2.5m x 1.6m)

LANDING

BEDROOM ONE

17'4" x 8'10" (5.3m x 2.7m)

W/C

4'11" x 2'7" (1.5m x 0.8m)

BEDROOM TWO

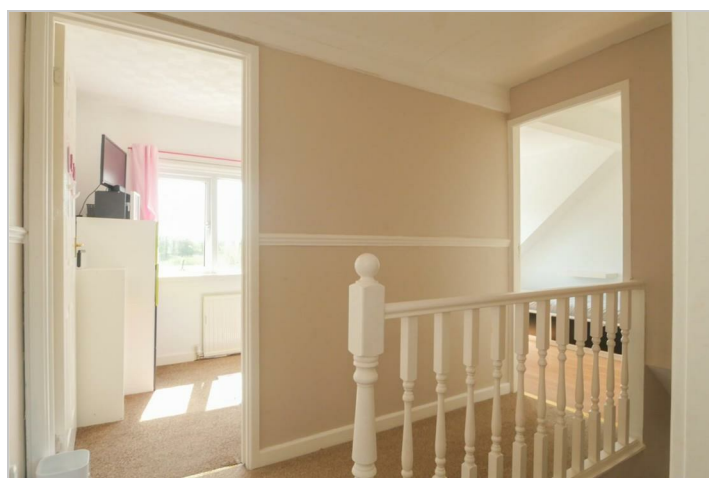
9'2" x 7'10" (2.8m x 2.4m)

BEDROOM THREE

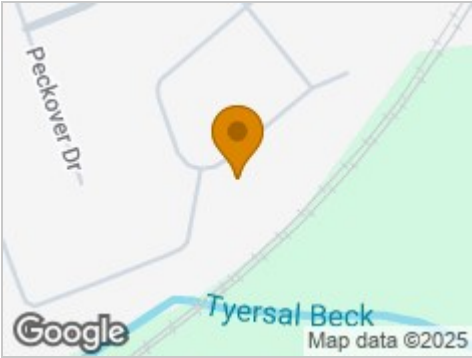
8'10" x 6'2" (2.7m x 1.9m)

SUMMER HOUSE

14'5" x 11'9" (4.4m x 3.6m)



Road Map



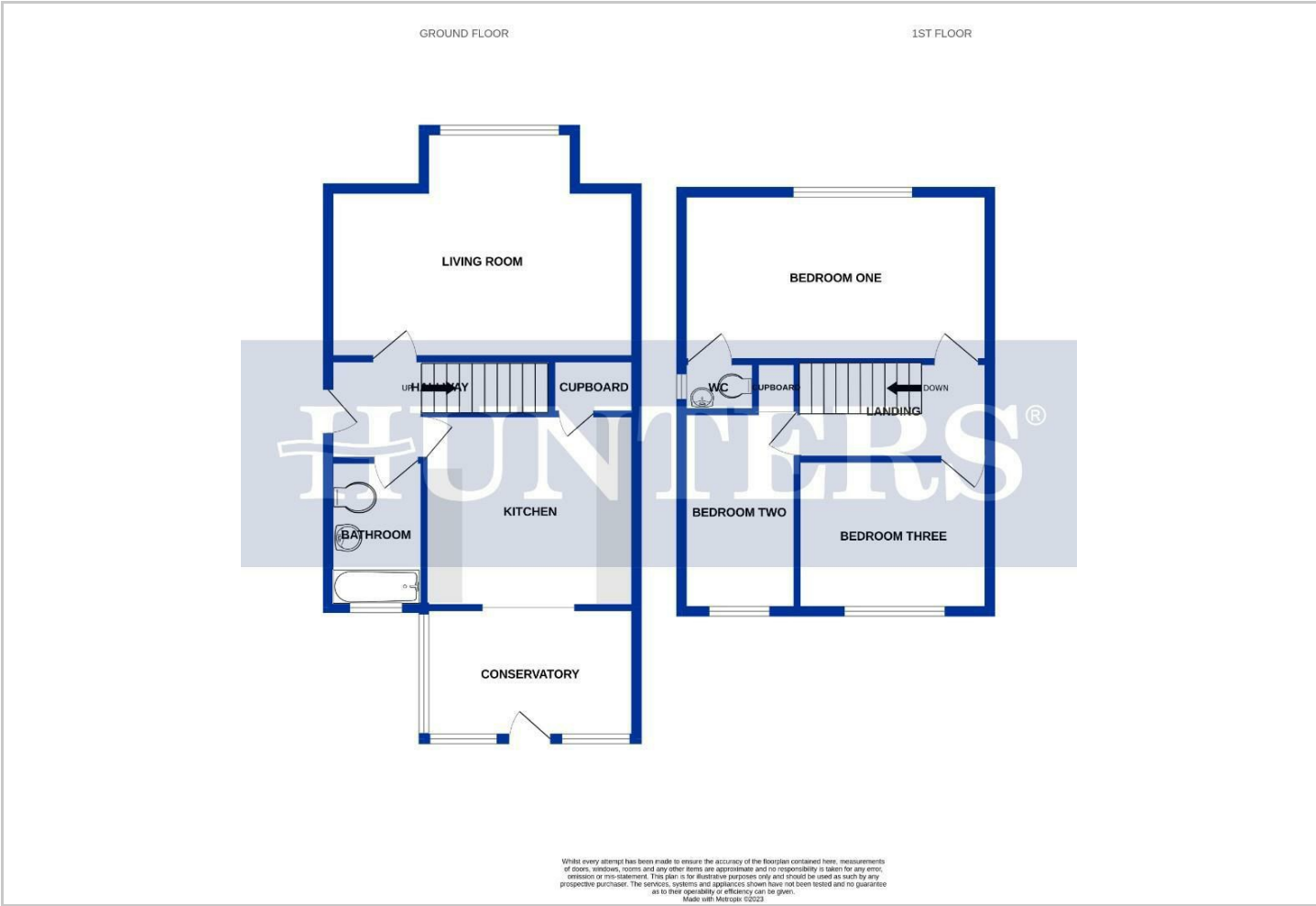
Hybrid Map



Terrain Map



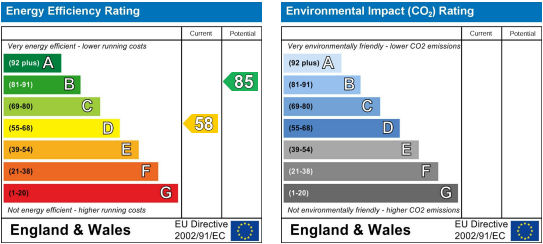
Floor Plan



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.