

# HUNTERS®

HERE TO GET *you* THERE

HUNTERS  
HERE TO GET YOU THERE



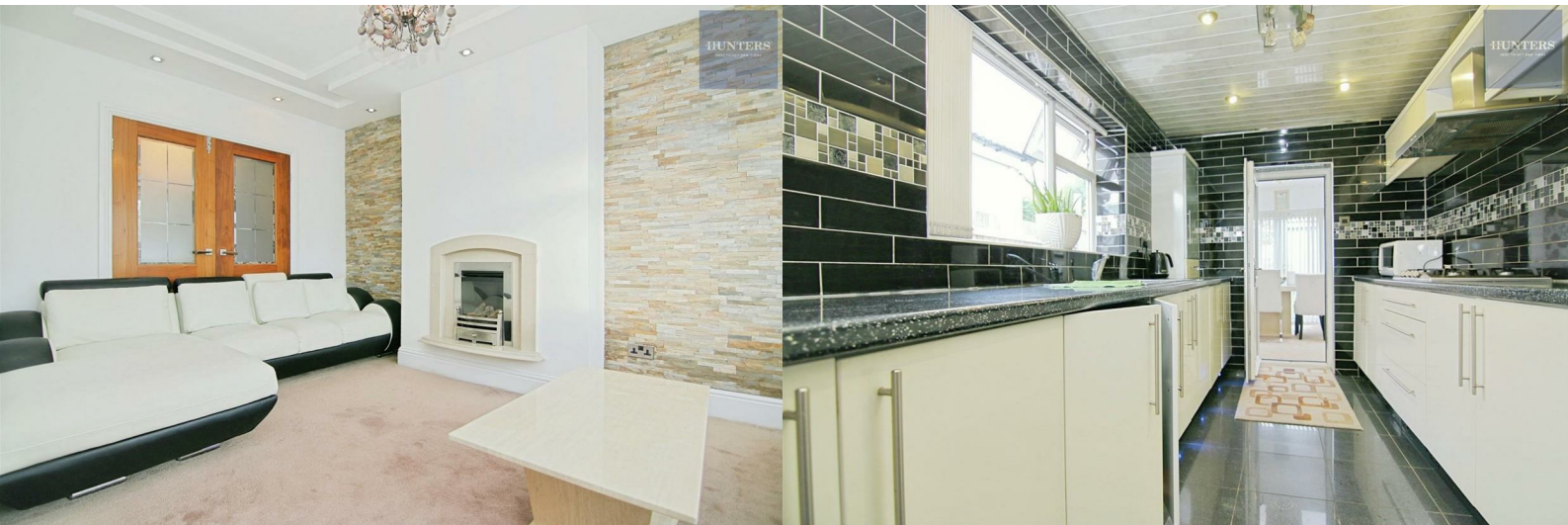
## Ederoyd Crescent

Stanningley, Pudsey, LS28 7QU

Guide Price £280,000



Council Tax: C





# 14 Ederoyd Crescent

Stanningley, Pudsey, LS28 7QU

Guide Price £280,000



- **\*\*GUIDE PRICE £280,000 - £290,000 \*\***
- **THREE** versatile reception rooms
- Modern **LIVING ROOM** with bay window
- Three spacious **DOUBLE BEDROOMS**
- Sleek **KITCHEN** with hi-gloss units
- Contemporary **BATHROOM** with **RAIN SHOWER** over bath
- Stunning **DINING ROOM** with skylights & French doors
- Attractive rear **GARDEN** with patio & lawn
- Off-street **PARKING** via paved driveway
- Prime **PUDSEY** location near schools & transport

Welcome to this a beautifully **EXTENDED**, semi-detached house perfectly situated in a sought-after and well-connected residential spot. It's ideal for families looking to settle in a popular area with excellent public transport links and nearby schools.

Step inside this neutrally decorated home and immediately notice the **GENEROUS** living space across **THREE** versatile **RECEPTION ROOMS**. At the front, the inviting **LIVING ROOM** features plush carpets, a stunning bay window, a modern ceiling design, and a welcoming gas fire—the perfect spot for family relaxation. The **DINING ROOM**, located just off the contemporary kitchen, boasts velux skylights and French doors leading out to the garden—ideal for hosting memorable gatherings. Flowing seamlessly from between both rooms is a versatile **SITTING ROOM**, easily adaptable as a playroom or snug. The **KITCHEN** itself is sure to impress any keen cook, featuring plenty of storage with modern high-gloss wall and base units, and an integrated oven.

Upstairs, discover **THREE** exceptionally well-proportioned **DOUBLE BEDROOMS**. The spacious main bedroom, found at the front of the home, includes **FITTED WARDROBES** and a bright bay window. The second bedroom overlooks the rear garden and also offers fitted wardrobe. The third bedroom, also at the rear, is well-proportioned and versatile, making it perfect for a **HOME OFFICE** or guest room.

The **CONTEMPORARY BATHROOM** is styled in elegant grey tones and fitted with a modern tiled suite, a bath with a **RAIN SHOWER** over, and a heated towel rail for a touch of luxury.

Outside, the rear **GARDEN** delights with a **LAWN** and patio area—ideal for both play and entertaining—accessed via the French doors. A paved **DRIVE** for off-street **PARKING** and attractive **RENDERED FINISH** add fantastic curb appeal, making this home stand out from the rest. Don't miss the chance to make this modern, spacious family home yours!

**LOCATION** - Pudsey, Leeds, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

11'7" x 16'2" (3.55 x 4.95m)

## KITCHEN

7'8" x 13'3" (2.34 x 4.06m)

## SITTING ROOM

10'0" x 13'6" (3.06 x 4.14m)

## DINING ROOM

9'8" x 10'0" (2.97 x 3.07m)

## LANDING

## BEDROOM ONE

11'3" x 12'0" (3.45 x 3.67m)

## BEDROOM TWO

11'3" x 8'4" (3.45 x 2.55m)

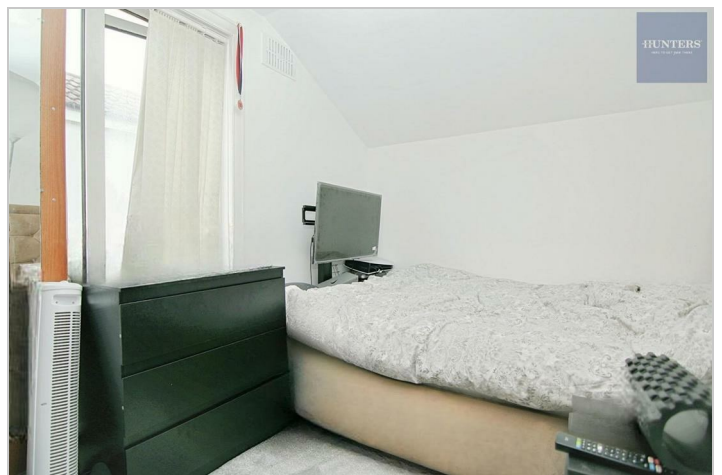
## BEDROOM THREE

7'9" x 10'10" (2.38 x 3.32m)

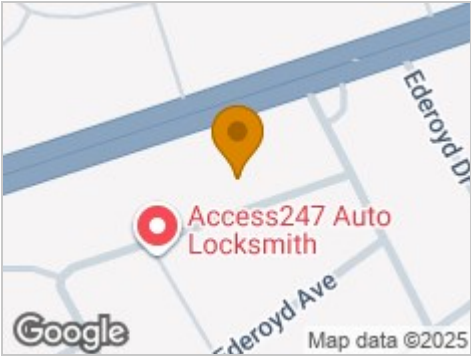
## BATHROOM

6'6" x 5'6" (1.99 x 1.68m)

## GARDENS & DRIVE



Road Map



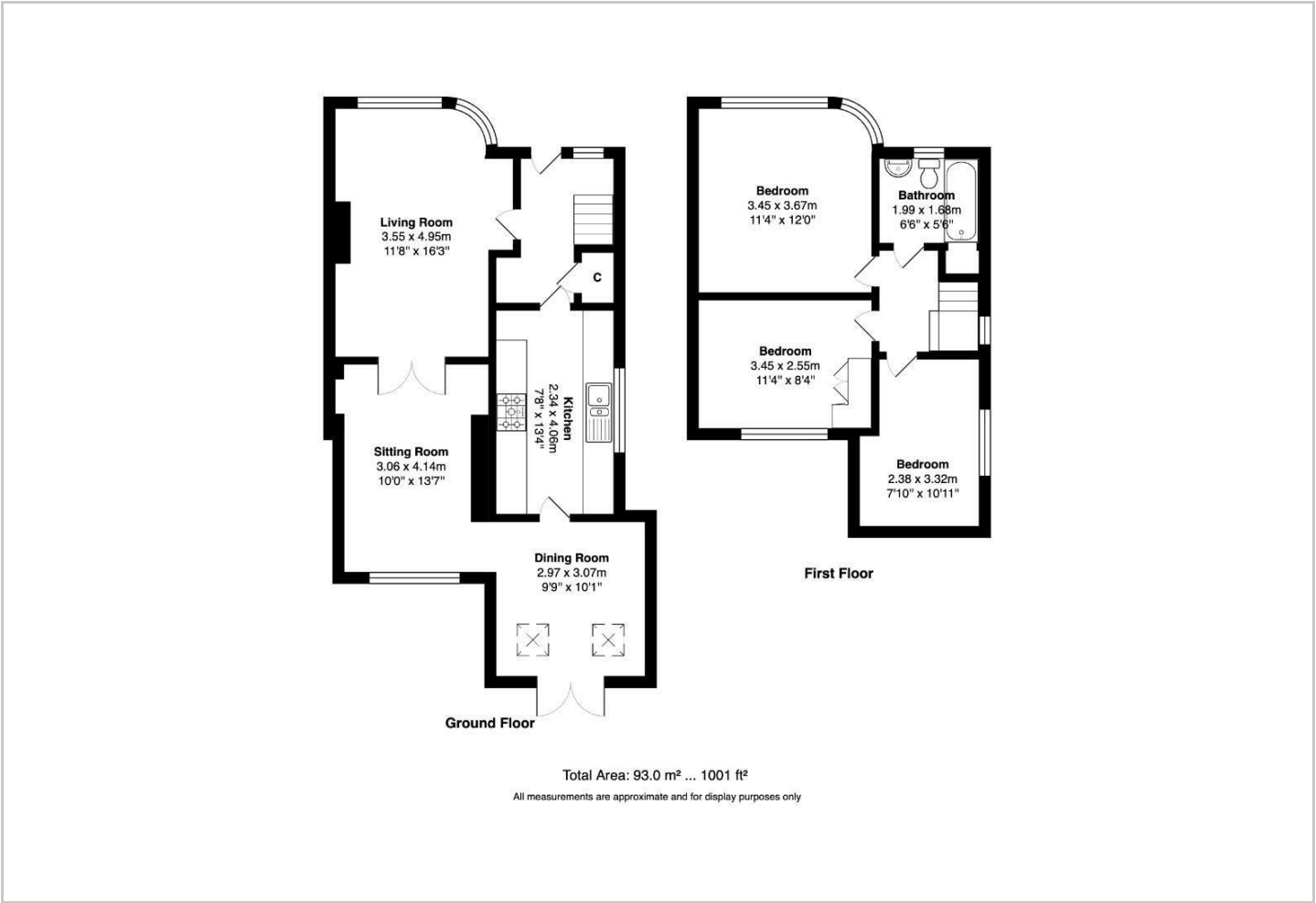
Hybrid Map



Terrain Map



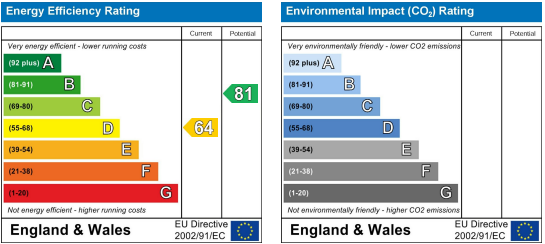
Floor Plan



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.