



**Hillthorpe Road, Pudsey LS28 8ND**

**welcome to**

## **Hillthorpe Road, Pudsey**

The current owners have invested significantly in the property, completely renovating the home upon purchase and continuing to maintain and decorate it to an excellent standard, creating a stylish and welcoming home ideal for first-time buyers, professionals or those looking to downsize.



## Property Information

A wonderful opportunity to purchase this charming stone cottage-style terrace, lovingly updated by the current owners who have completely renovated the property since moving in. Offering a perfect blend of character, modern convenience and low-maintenance living, this delightful home is ready for its next owners to move in and enjoy.

Ideally positioned in a popular residential location the property enjoys excellent access to a wide range of local amenities. Pudsey town centre is just a short distance away and offers an array of shops, supermarkets, cafés, bars and restaurants, along with leisure facilities and community events. Families are well served by a selection of highly regarded local schools, while commuters will appreciate the convenient access to both Leeds and Bradford via nearby road links and New Pudsey railway station. The property is also close to local parks, green spaces and picturesque walks around Fulneck, providing the perfect balance of town and countryside living

## Lounge

Entering through a modern PVC front door, you are welcomed into a cosy lounge featuring fitted carpet and a warm, inviting atmosphere, ideal for relaxing after a long day.

## Kitchen

To the rear is a stylish modern kitchen, fitted with integrated appliances including a dishwasher, gas hob and extractor fan, providing both practicality and contemporary appeal. A PVC rear door offers direct access to the garden.

## Cellar

The useful cellar provides excellent storage space and houses the gas central heating boiler, which was replaced approximately two years ago.

## Landing

The landing provides access to two bedrooms and the family bathroom, whilst a pull-down ladder leads to a boarded loft, offering valuable additional

storage.

## Loft Bedroom One

is a generous double room featuring an attractive fireplace and built-in storage, adding both character and functionality.

## Bedroom Two

positioned at the rear of the property, makes an ideal guest room, nursery, home office or second bedroom.

## Bathroom

The modern bathroom was updated approximately three years ago and comprises a bath with shower over, wash hand basin and WC. Finished with a tiled floor and extractor fan, it offers a clean and contemporary space.

## Outside

To the rear, the property benefits from a private, low-maintenance garden which enjoys plenty of sunshine throughout the day, creating the perfect outdoor retreat for relaxing, entertaining or enjoying a morning coffee.

## Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Hillthorpe Road, Pudsey**

- Charming stone terrace
- Thoughtfully renovated & well maintained
- Spacious lounge
- Boiler replaced approx 2 years ago
- Boarded loft with pull down ladder

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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