



IVY CHASE, PUDSEY,  
WEST YORKSHIRE,  
LS28 9LG  
£490,000

4 Bedroom House

LINLEY &  
SIMPSON



WOW - WHAT A FAMILY HOME! Available for sale is this impressive, FOUR DOUBLE BEDROOM family home with a West facing sunny garden in a private setting. Located on a lovely cul-de-sac in a nice part of Pudsey, this beautiful house has an impressive, private garden with beautiful views over the valley. There is a big, workshop/ garage, downstairs W.C and much more on offer.

Pudsey is a historic market town in West Yorkshire boasting all the amenities one could ever need. There is a bustling town centre with an outdoor market, a wide range of shops and services and fantastic transport links. Pudsey is very well located for commuting sat geographically between Leeds and Bradford with road, bus and rail links to both West Yorkshire Cities. This very sought after area has a fantastic mix of properties, ranging from 1800's stone built houses to modern luxury developments; but still manages to retain the community feeling which makes Pudsey stand out in Yorkshire! There are a range of bars, restaurants and social amenities too as well as close by walks in the local countryside.

#### **Ground Floor**

**Entrance Hall** - Via the lovely front door in this impressive and generously proportioned house is a welcoming hallway space with under stairs cupboard for cloakroom storage. The hallway is adorned with high quality laminate flooring which flows seamlessly into the large living room and the dining room.

**Downstairs W.C** - Something which no family home should be without is the downstairs W.C at the front of the ground floor.

**Living Room** - There is an impressive living room on the ground floor which spans the full depth of the house meaning there are windows at the front with an open front aspect view and at the rear looking over the impressive garden. The whole house has a very light and airy feel to it and the living room is the embodiment of that. For winter months there is a gas fire with a nice surround.

**Separate Dining Room** - At the front of the house there is a second reception room which is currently used as a formal dining room for entertaining. This room would make a fabulous snug/ second living room or a very impressive home office/ play room if needed.

**Kitchen/ Diner and Utility** - The large, open-plan kitchen/ diner is located at the rear of the house and backs onto the large garden via French doors and a rear window too. There are granite worktops, a range oven, built in integrated fridge-freezer as well as a dishwasher too. There is a section of the kitchen which is cornered off as a utility space.

#### **First Floor**

**Master Bedroom Suite and En-Suite** - The master suite is a large double bedroom at the rear of the house on the first floor. There is a stunning view over the rear garden which is an expansive private lawned garden which is backed by trees. The master bedroom has a newly modernised en-suite bathroom which has a wet-room style tiled floor shower cubicle, toilet and hand basin within.

**Bedroom Two** - The second bedroom is another good sized double bedroom with a lovely front aspect view. The second bedroom is currently used as a guest room.

**Bedroom Three** - The third bedroom is another double sized room which has storage in the eaves of the roof and is illuminated by two 'Velux' style windows.

**Bedroom Four** - The fourth bedroom is a front facing large single bedroom currently being used as a home office.

**House Bathroom** - The house bathroom like the en-suite is a recently modernised three-piece suite comprising of a large, modern, roll-top bath, toilet and hand basin. The bathroom has been finished to a very good standard with stunning tiling.

**Externally** - This stunning house has both impressive inside and outside space with a well established front garden with stairs up to the front door creating a private outlook out front as you are elevated from the street. There is a double driveway at the front of the house too. To the rear there is a newly finished raised patio section which is lead to via the kitchen/ diner and beyond that is a very large lawned garden with two sections and planted borders surrounding.

**Single Garage and Workshop** - Below the property and attached but not integral, there is a larger than average single garage, with a mezzanine level above it for additional storage. There is a separate workshop area to one side of the garage too which is a very handy space.

**Agents Notes** - This lovely house is a freehold property. The Council Tax Band is an E. The EPC is currently a D with the potential to be a B.





## Ivy Chase, Pudsey, LS28

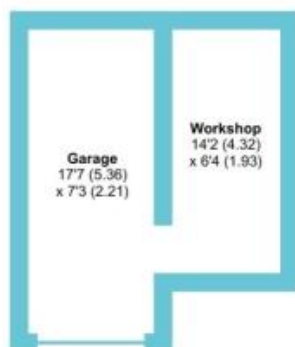
Approximate Area = 1327 sq ft / 123.3 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

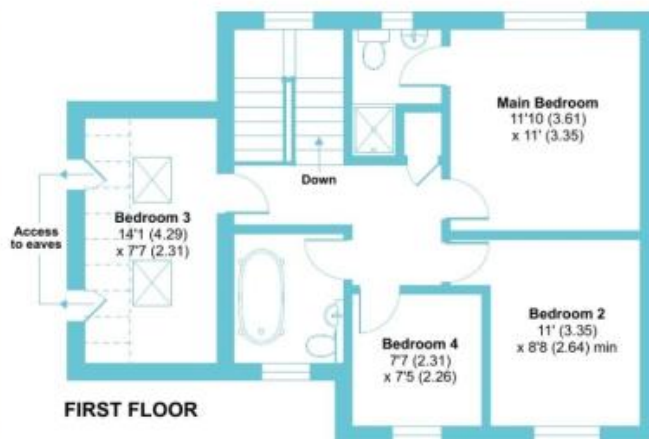
Garage / Workshop = 233 sq ft / 21.6 sq m

Total = 1593 sq ft / 148 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Linley & Simpson. REF: 878477

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	82
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.