



ROUND HILL ROAD,
PUDSEY, LEEDS,
LS28 8BJ
£440,000

4 Bedroom House

LINLEY &
SIMPSON

PERFECT FAMILY HOME! Available for sale now is this stunning four-bedroom detached home. Located on a quiet cul-de-sac in a popular residential part of Pudsey; this lovely family home has impressive internal and external space as well as an integral garage, modern kitchen and bathrooms and much more.

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.

Accommodation

Entrance Hall and W.C - This lovely family home has access at the front into a large, welcoming entrance hall. With high quality tiling on the floor and under stairs downstairs W.C; this is a lovely space in every family home.

Living Room - There is an impressive living room at the front of the ground floor which has natural light from the large, front facing. The living room is accessed from the entrance hall and has the ability to detach the occupants from the rest of the house; because of this it feels very warm and welcoming year round.

Kitchen/ Dining Room/ Family Room - The rear of the ground floor is home to the large and open kitchen/ dining/ family room. This is a very well-proportioned room, perfect for family living which has ample wall and base units at one end for the kitchen - including integrated dishwasher and fridge/ freezer within. The other side of the room has a large open space which can be used however the owner sees fit, the current owners have a large dining table within the room but there is space to have a hybrid, family/ reception room here as well as a table. The rear of the room is illuminated by large French doors as well as a rear facing window looking over and accessing the beautiful garden.

Integrated Single Garage - Accessed just off the kitchen/ diner is the lovely integrated garage. The garage is currently being used as a store room including additional pantry/ utility space, but these garages could easily be converted into living space (subject to proper planning).

First Floor

Master Bedroom Suite with En-Suite - The master bedroom is a large double room on the first floor, with built in wardrobes along one wall and is illuminated by a large front facing window. The en-suite is a three-piece suite with a large walk-in shower, toilet and hand basin, all installed to a high standard with tasteful tiling.

Bedroom Two - The second bedroom is another good sized double bedroom at the front of the first floor.

Bedroom Three - The third bedroom is yet another double bedroom at the rear of the house with unimpeded views of the garden.

Bedroom Four - The fourth bedroom is at the rear of the first floor and is a good sized single bedroom which is currently being used as a child's bedroom. This room would make a fantastic home office if needed.

House Bathroom - The house bathroom is a tasteful, fully-tiled three-piece suite comprising of a full-sized bath with over-head shower, toilet and hand basin at the rear of the first floor.

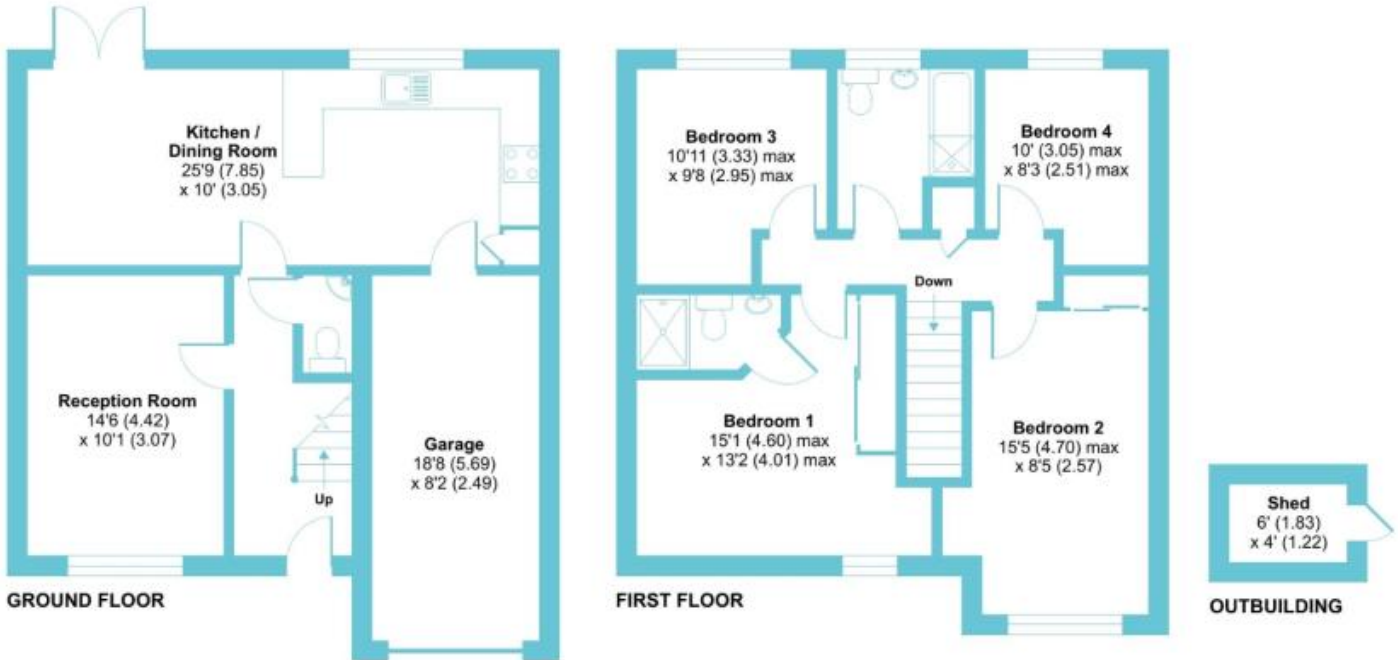
External - This lovely detached house is a fantastic family home and is located on a quiet residential street. The property boasts impressive external space. There is a well-established front garden which has a double driveway on it (side by side). There is an EV charge point at the front of the house which can also be negotiated on if required to be left. To the rear of the house there is a lovely, private split-level garden which has a large amount of space on the ground level, which has patio, lawns and a decked area; as well as a storage shed and raised planters too. The top level of the garden is a lovely place to catch the last of the evening sun, with low maintenance care needed this is a lovely space to enjoy (Yorkshire weather permitting).



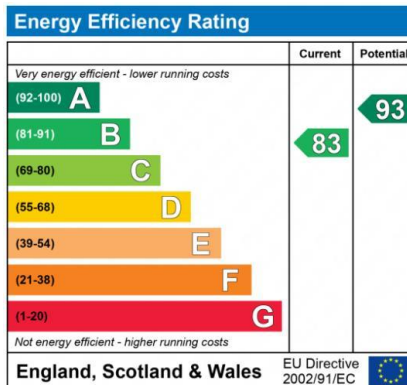
Round Hill Road, Pudsey, LS28

Approximate Area = 1511 sq ft / 140.4 sq m (includes garage)
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 1535 sq ft / 142.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Linley & Simpson. REF: 799847



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:

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