



FULNECK COURT,  
PUDSEY, LEEDS,  
LS28 8SB  
£375,000

4 Bedroom House

LINLEY &  
SIMPSON

LOVELY INTERNAL FINISH. Available for sale is this lovely four-double bedroom family home in a quiet cul-de-sac in Pudsey. The internal space is impressive with two reception rooms, a large kitchen, W.C, four bedrooms and an additional en-suite too. There is also an integral garage, off street parking and nice gardens too.

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 and Downstairs W.C** - Main entrance into this lovely house is via the long internal hallway which provides access to the ground floor rooms. There is a storage cupboard and also the downstairs W.C accessed off the hall too.

**Living Room** - There is an impressive living room to the rear of the ground floor which has natural light from the large bay window with views over the rear garden. The whole house has a very light and airy feel to it and the living room is the embodiment of that.

**Dining Room** - The dining room is another bright space which is adjacent from the living room and is accessed via its own door and open plan via an archway between the two rooms. There are rear French doors in the dining room which lead out onto the patio.

**Kitchen** - The kitchen is located at the front of the house and has impressive wall and base units which have been modernised by the current owners and refit in the timeless 'Shaker' style. There is a gas hob, double oven, built in dishwasher and the flooring (like in the hallway and dining room) is a continuous high quality laminate.

**Integral Garage** - The garage can be accessed integrally via the ground floor hallway and is a very handy space for storage or parking. There is of course also the potential to convert the garage into living space, but the internal space is already very good.

### **First Floor**

**Master Bedroom with En-Suite** - The master bedroom is a large double bedroom at the front of the first floor with a feature, front facing window. There is an impressive en-suite with shower, toilet, and hand basin with its own window too; and the master bedroom also has impressive wardrobe space spanning the full depth of the room along one wall and a secondary cupboard adjoining another.

**Bedroom Two** - The second bedroom is another good sized double bedroom with lovely rear garden views.

**Bedroom Three** - The third bedroom also faces over the rear garden and like bedrooms one and two it is a comfortable double sized bedroom. Bedroom three has built in wardrobes also.

**Bedroom Four** - Currently being used as a home office, the fourth bedroom is at the front of the house, and despite its current furnishings it is clear to see space for a double bedroom set.

**House Bathroom** - The first floor bathroom is a fully tiled three-piece suite comprising of a bath with over-head shower, toilet and hand basin. Like the rest of the house the finish is show home perfect.

**Externally** - This fantastic house benefits from impressive external space too with off street parking in front for two to three cars side by side on the high quality block paved drive. To the rear of the house the garden is landscaped, private, manageable and fully secure. The garden is laid mostly to lawn and adjoined by a patio nearest to the house and to the rear of the garden are decorative, tasteful beds which is well maintained and has been carefully planted to be enjoyed year round.

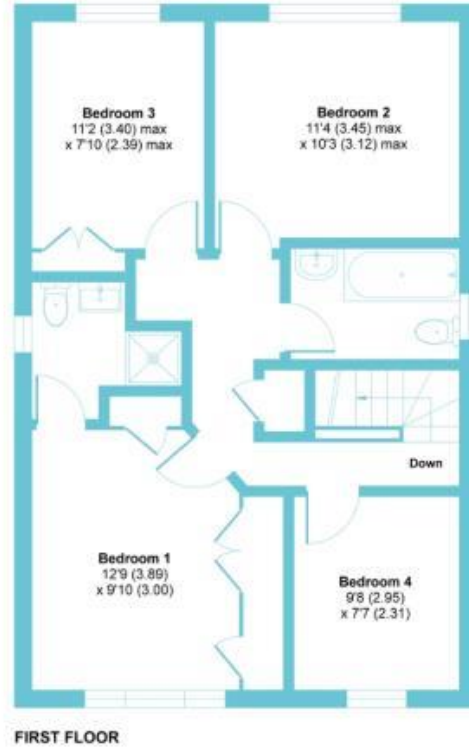
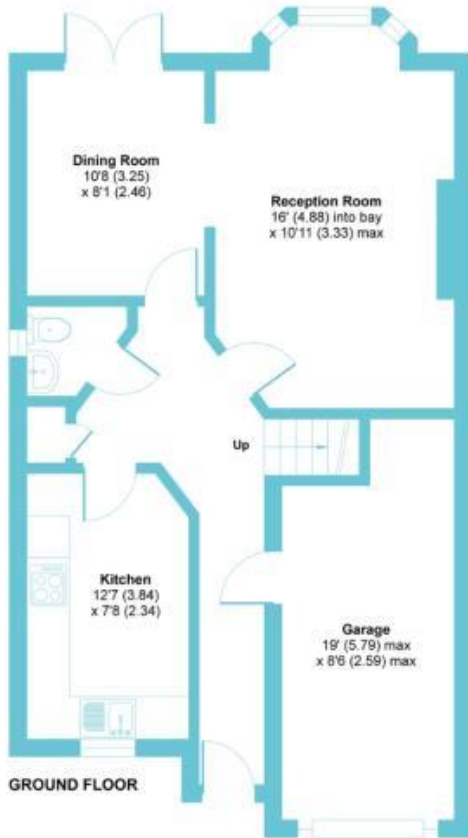




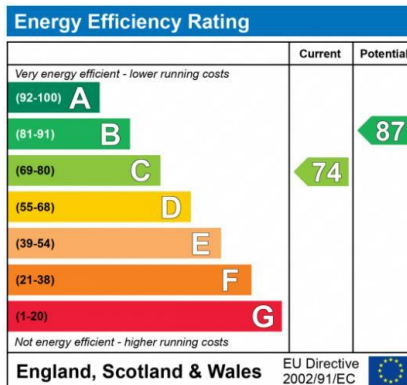
# Fulneck Court, Pudsey, LS28

Approximate Area = 1316 sq ft / 122 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 725638



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.

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