



BANKHOUSE,  
FULNECK, PUDSEY,  
WEST YORKSHIRE,  
LS28 8DU  
£400,000

4 Bedroom House

LINLEY &  
SIMPSON

STUNNING VIEWS on a PRESTIGIOUS STREET IN HISTORIC FULNECK. Available for sale is this deceptive, very large, modernised FOUR BEDROOM SEMI DETACHED HOUSE. This lovely, extended family home has tonnes of space, views and charm, located on a very sought after street in Fulneck in Pudsey.

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, W.C ad Utility Room** - Main entrance into the house is via the large internal entrance hall which provides access to the downstairs W.C (a must have for any large family home) and the tasteful utility room. The utility room is a great, practical space with modern grey units, wood effect worktops and a stylish tiled backsplash. There is a large velux window in the utility room for light and in the entrance hall there is an alcove for storing coats and shoes.

**Kitchen, Dining and Family Room** - The main reception room at the front of the ground floor is an open-plan kitchen, dining and family reception room. Spanning the full depth of the original house this stunning room has a contemporary but stylish modern kitchen which has light grey 'shaker' style units with marble effect worktops. There is a large American style fridge freezer built into the full-height units, a breakfast bar with the gas hob set into it and much more stylish and practical storage space. The focal point in the large dining/ family room is a beautiful chimney-breast with a wood burning stove set within its hearth.

**Extended Living Room** - Located at the rear of the ground floor is the fabulous living room. This room has three beautiful rear facing windows which have a view of the private garden and stunning countryside views beyond. There is also a velux window for additional light and the living room is semi-open-plan with a large archway leading to the dining/ family room.

### **Lower Ground Floor**

**Master Bedroom and En-Suite** - The master bedroom is a large double bedroom which looks onto the rear garden on the lower ground floor. This is a hidden, deceptively nice space with ample storage space, and a large en-suite bathroom accessed off it. There are also rear facing French doors leading onto the rear garden.

**Study Bedroom Four** - The fourth bedroom is located on the lower ground floor adjacent to the master bedroom, this room is currently being used as a study but will make a lovely nursery/ single bedroom if needed.

### **First Floor**

**Bedroom Two** - The second bedroom is a rear facing double sized bedroom on the first floor; originally the house master bedroom this is a well proportioned double bedroom with stunning views over the valley.

**Bedroom Three** - The third bedroom is another double bedroom at the front of the house on the first floor.

**House Bathroom** - Also located on the first floor at the rear of the house is the house bathroom with a three-piece suite including a bath with overhead shower, toilet and hand basin all tiled within this large sized bedroom.

**External - Including External Office Building** - Externally to the front of the house there is off street parking for two cars side-by-side, and there is access around the side of the house to the rear garden. The rear garden is made up of several sections, the closest to the house is a stone-flagged patio which enjoys stunning un-impeded views over the valley beyond the garden, below the patio there are stairs down to a large lawned section (lawned with artificial grass currently). This is a nice, usable garden section for people of all ages to enjoy. There is also an external building which has recently been completed; currently a blank canvass this room could be a great external reception space for children, it would make a brilliant 'man cave/ bar' or it would be very handy as an external home office (and what views to enjoy working with).



# Bankhouse, Pudsey, LS28

Approximate Area = 1255 sq ft / 117 sq m  
 Outbuilding = 111 sq ft / 10 sq m  
 Total = 1366 sq ft / 127 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). © nchecom 2022. Produced for Linley & Simpson. REF: 839968

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	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:

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