



Robin Lane, Pudsey LS28 8AA

welcome to

Robin Lane, Pudsey

GUIDE PRICE £300,000 - £325,000

Offered for sale with NO ONWARD CHAIN, is this STUNNING newly built residence, situated within this TUCKED AWAY location close to Pudsey centre. Boasting HIGH SPECIFICATION accommodation plus GATED OFF ROAD PARKING and a private garden.



Property Information

Situated on Robin Lane, this beautiful and newly completed end-terraced home offers modern living with no onward chain. Completed in September 2025 with everything being brand new-having never been lived in since-the property features a stylish white rendered exterior and a contemporary interior finish, high security and thermally efficient Aluminium double glazed windows with argon filled glazed units as well as a high security "Rock Door" entrance door, as well as boiler fired thermostatically controlled under floor heating system to entire ground floor . The accommodation includes two well-proportioned bedrooms, a sleek modern kitchen with integrated appliances, a modern lounge with bi-folding doors, a convenient downstairs WC, a utility room and a bright rear garden. Additional benefits include a gated cobbled courtyard style driveway for secure parking, making this home ideal for first-time buyers or downsizers seeking a move-in-ready property in a sought-after Pudsey location.

Entrance Hall/Wc/Utility

The property is entered via the high Security "Rock door" entrance door with internal reinforcement, multipoint locking and high security lock cylinder. The entrance hall features ,elegant herringbone flooring, a convenient downstairs WC, a Utility room, plumbed for both a washing machine and vented tumble dryer and thermostatically controlled underfloor heating system.

Lounge Kitchen

23' 3" max x 13' 8" max (7.09m max x 4.17m max)
The heart of the home is the open-plan kitchen and lounge area, where stylish herringbone flooring flows throughout. The kitchen impresses with a central island/breakfast bar, quartz worktops, integrated oven, hob, extractor and dishwasher as well as a matching fitted unit with cupboards over to house a large American style fridge freezer, sleek spotlights and under cupboard lighting, while the lounge-just off the kitchen-features skylights that fill the space with natural light and bi-folding doors that open out to the rear patio and garden, creating a seamless

indoor-outdoor living experience. Both the kitchen and lounge also feature a thermostatically controlled underfloor heating system.

Bedroom One

13' 4" max x 12' 9" max (4.06m max x 3.89m max)
Bedroom One is a spacious double room featuring neutral décor, soft carpet underfoot, a radiator, and high security, thermally efficient aluminium double-glazed windows to the side and rear, allowing for plenty of natural light.

Bedroom Two

10' 2" max x 8' 2" max (3.10m max x 2.49m max)
Bedroom Two is a well-proportioned double room with neutral décor, cosy carpet, a radiator, and a high security, thermally efficient aluminium double-glazed window to the side.

Bathroom

6' max x 5' 7" max (1.83m max x 1.70m max)
The bathroom includes a modern white suite with bath and thermostatically controlled concealed shower over with safety glass shower screen and heated towel rail / radiator, Satin frosted high security, thermally efficient aluminium double-glazed window to the front, offering privacy while allowing natural light.

Rear Garden

The private and secure rear garden features a low-maintenance astro turf lawn, a spacious patio area, and fenced borders for added privacy.

Parking

The property benefits from a gated cobbled courtyard style driveway for secure off-street parking.



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- NO ONWARD CHAIN
- Modern kitchen with integrated appliances
- High security and thermally efficient "Rock" entrance door.
- Underfloor heating system to entire ground floor.

Tenure: Freehold EPC Rating: B

Council Tax Band: Deleted

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116037 - 0010

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