



West Park, Pudsey LS28 7SN

welcome to

West Park, Pudsey

Beautifully presented extended three-bedroom semi-detached home boasting superb kerb appeal, two reception rooms, a stylish L-shaped kitchen, dressing room to the principal bedroom, generous rear garden, integral garage and ample driveway parking.



Property Information

Boasting fantastic kerb appeal this beautifully presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation perfect for modern family living. The property features a welcoming entrance hall, a bright bay-fronted lounge and a second reception room with double doors opening onto the rear garden, providing flexible space for dining, entertaining or everyday family life.

The recently updated L-shaped kitchen is fitted with a stylish range of units and incorporates a breakfast bar area, with direct access to the garden and potential to create a utility space if desired. Upstairs, there are three well-proportioned bedrooms, including a particularly spacious principal bedroom with an adjoining dressing room, together with a modern four-piece family bathroom.

Externally, a block-paved driveway leads to the integral garage, which has previously benefited from planning permission for conversion into additional living accommodation. To the rear, the generous garden provides excellent outdoor space for relaxing, entertaining and family enjoyment. A superb family home in a highly desirable location.

Entrance Hall

A bright and welcoming entrance hall providing access to the main living accommodation and staircase to the first floor. A lovely first impression that immediately showcases the home's excellent presentation.

Lounge

Beautiful front-facing reception room featuring a stunning glazed bay window which floods the room with natural light. A comfortable and inviting space, perfect for relaxing and everyday family living.

Sitting Room / Dining Room

A versatile second reception room with double doors opening onto the rear garden. Ideal as an additional lounge, formal dining room, playroom or home

office depending on individual requirements.

Kitchen

Recently updated and fitted with a modern range of wall and base units complemented by generous worktop space. The breakfast bar area provides an informal dining option, while direct garden access and potential for a utility space further enhance practicality.

Landing

Providing access to all first-floor accommodation with a window allowing natural light to flow through the space.

Master Bedroom

An impressive and spacious principal bedroom offering ample room for bedroom furniture and enjoying a bright, airy feel. The adjoining dressing room is a fantastic addition, providing excellent storage and versatility.

Dressing Room

A valuable additional space accessed from the principal bedroom, ideal for wardrobes, dressing space or potential home working requirements.

Bedroom Two

A valuable additional space accessed from the principal bedroom, ideal for wardrobes, dressing space or potential home working requirements.

Bedroom Three

Another well-proportioned double bedroom, offering flexibility for a growing family, guest accommodation or home office use.

Bathroom

Beautifully presented and fitted with a modern four-piece suite comprising a bath, separate shower enclosure, wash hand basin and WC. A stylish and practical family bathroom finished to a high standard.

Outside

To the front, a block-paved driveway provides ample off-street parking and leads to the integral garage. The rear garden is generously sized and offers excellent outdoor space for families, entertaining and relaxation.

Garage

Providing useful storage and parking space, with the added benefit of previous planning permission having been granted for conversion into additional living accommodation.

Agency Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

West Park, Pudsey

- Gorgeous extended three-bedroom semi-detached home
- Fantastic kerb appeal
- Beautiful bay-fronted lounge
- Recently updated L-shaped fitted kitchen
- Versatile second reception room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116418 - 0002

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