



**Bell Wood Court, Pudsey LS28 8RJ**

**welcome to**

**Bell Wood Court, Pudsey**

GUIDE PRICE £400,000 - £420,000 A particularly fine FOUR BEDROOM DETACHED FAMILY HOME situated in the highly desirable market town of PUDSEY. With Communal Green space, landscaped garden and off street parking from an extremely large driveway.



### **Bell Wood Court**

Four bedroom modern detached family home comprising of Entrance Hall, downstairs WC, Lounge, Dining Kitchen, Four Bedrooms with the master having En-suite, House Bathroom, Drive for multiple cars, Landscaped Gardens with Patio Area, Summer House and Shed.

#### **Entrance Hall**

Front entrance door leading to the welcoming hallway with double glazed window to the side elevation and central heating radiator.

#### **Downstairs Wc**

With wash hand basin, low flush WC, radiator and double glazed window.

#### **Lounge**

19' 4" max x 11' 1" max ( 5.89m max x 3.38m max )  
A bright and airy family room with double glazed bay window to the front elevation and central heating radiator.

#### **Dining Kitchen**

18' max x 16' 7" max ( 5.49m max x 5.05m max )  
Modern fitted luxury kitchen with many features that are perfect for family living. With wall hung, drawer and base units with complimentary worktop surfaces, integrated fridge freezer and dishwasher, full wall of storage cupboards, useful breakfast Island with drawer and cupboard storage and hob to top with extractor fan over, space for dining table, spotlights to ceiling, double glazed window to the rear elevation, central heating radiator and Patio Doors leading to the patio area and garden extending the indoor living outdoors.

#### **Landing**

Stairs rising to the first floor. Loft access.

#### **Bedroom 1**

12' max x 11' 6" max ( 3.66m max x 3.51m max )  
With fitted wardrobes, double glazed windows to the rear elevation and central heating radiator.

#### **En-Suite**

Three piece suite comprising of walk in shower, low level WC, wash hand basin, frosted window to the side and heated towel rail.

#### **Bedroom 2**

12' 3" max x 10' 9" max ( 3.73m max x 3.28m max )  
With double glazed windows to the rear elevation and central heating radiator.

#### **Bedroom 3**

8' 5" max x 7' max ( 2.57m max x 2.13m max )  
With double glazed window to the rear and central heating radiator.

#### **Bedroom 4**

8' 6" max x 8' max ( 2.59m max x 2.44m max )  
With double glazed window to the front elevation and central heating radiator.

#### **Bathroom**

Three piece bathroom suite comprising of bath with shower over and shower screen, low level WC, wash hand basin and heated towel rail.

#### **Outside Area**

The front of the property is open plan and Lawned, With large drive.  
To the rear the garden is enclosed and has a patio area, lawned and bordered by shrubs and plants, summer house and shed, seating area to the bottom of the garden.



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## Bell Wood Court, Pudsey

- GUIDE PRICE £400,000 - £420,000
- FOUR BEDROOM MODERN DETACHED
- LANDSCAPED GARDENS
- LARGE DRIVE
- COMMUNAL GREEN SPACE

Tenure: Freehold EPC Rating: B

guide price

**£400,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PDY113970 - 0003

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