



Post Hill Gardens, Pudsey LS28 9GY

welcome to

Post Hill Gardens, Pudsey

A particular fine FIVE bedroom detached family home over three floors, beautifully presented and tastefully decorated with high spec fixtures and fittings. A most inviting property and really must be seen.



Post Hill Gardens

Modern detached family home comprising of Drive, Entrance Hall, Dining Room, Guest WC, Dining Kitchen, lounge, Integrated double garage, to the lower ground floor WC, Bedroom 5/Study, Games Room/Family Room, Utility Room, to the first floor Bedroom 1 with en-suite, Bedroom 2 with en-suite, Bedroom 3, Family bathroom, Garden with stone flagged terrace, gazebo and useful shed.

Ground Floor Entrance Hall

18' 8" x 6' 9" (5.69m x 2.06m)

A most welcoming entrance hall housing the fibre optic broadband, CCTV, alarm box, radiator. Matting to the front door with carpet continuing through most of the property, internal doors to the ground floor rooms and staircases to the lower ground floor and to the first floor.

Dining Room

14' 8" x 8' 2" (4.47m x 2.49m)

Being carpeted with double glazed windows to the front elevation,

Guest Wc

5' 6" x 3' 4" (1.68m x 1.02m)

With low flush WC, sink and frosted double glazed window.

Dining Kitchen

19' 7" x 12' (5.97m x 3.66m)

The hub of the house with many features that are perfect for family-style living, with wall hung, drawer and base units with complimentary worktop surfaces over, wine cooler, useful breakfast bar, farmhouse style range double oven with double extractor fan over, Belfast sink, integrated dishwasher, tiled flooring, room for a table and chairs, two double glazed windows flooding the room with natural light.

Lounge

17' 4" x 12' 7" (5.28m x 3.84m)

The living room is a light and airy reception room flooded with natural light from the dual aspect

double glazed windows. A granite style fireplace is the feature of the room with gas fire, Thermostatic controls allows the heating to be controlled so that the heating can be separate in different parts of the home.

Integral Garage

17' x 16' 5" (5.18m x 5.00m)

Having power and up and over double doors, Potterton wall mounted gas boiler that is serviced. A fantastic space for extra storage or mounting/keeping cycles and sports gear, or great for gym equipment.

Lower Ground Floor

Staircase to the lower ground floor.

Wc

5' 5" x 3' 2" (1.65m x 0.97m)

With low flush WC, sink and frosted double glazed window.

Bedroom 5/study

11' 9" x 8' 2" (3.58m x 2.49m)

A perfect room for an office that leads through French doors with vertical blinds leading to the sun trapped patio area.

Games Room/family Room

17' 1" x 16' 8" (5.21m x 5.08m)

Why leave the house for a cocktail? The family room is meant for gathering, relaxing and enjoying each others company. A magnet for socialising. With a bar area, room for a pool table and then add tvs to the wall for ambiance. The French doors leads you to the garden.

Utility Room

8' 5" x 6' 8" (2.57m x 2.03m)

With plumbing for automatic washer and dryer, worktop surface over with a sink, external door to the rear.

Staircase To First Floor

Loft access to the part boarded loft.

Bedroom 1

16' 2" x 11' 6" (4.93m x 3.51m)

A fantastic size room with double glazed windows to the front elevation, with a walk through wardrobe (7.7 x 2.6) leading to the En-suite.

En-Suite

9' 4" x 6' 8" (2.84m x 2.03m)

Bath with shower over and shower screen, wash hand basin with vanity unit, tiling around the shower and low flush WC, shaving point,

Bedroom 2

17' x 12' 5" (5.18m x 3.78m)

A great sized second bedroom with double glazed windows to the rear elevation,

En-Suite

9' 8" x 4' 5" (2.95m x 1.35m)

With walk in shower, tiling to walls, extractor fan, wash hand basin, low flush WC, shaving point.

Bedroom 3

12' 6" x 10' 7" (3.81m x 3.23m)

With built in wardrobe, double glazed windows to the rear with great views over post hill whatever the season.

Bedroom 4

10' 4" x 8' 4" (3.15m x 2.54m)

With double glazed windows to the front elevation.

Bathroom

9' 2" x 8' (2.79m x 2.44m)

A luxury four piece bathroom comprising of waterfall tap to the deep bath, vanity sink unit, separate walk in 2-way rainfall shower, low flush WC, tiled walls, vertical towel rail and controlled spotlights around the bathroom for ambiance.

Boiler Cupboard

Housing the Range water heater.

External



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welcome to

Post Hill Gardens, Pudsey

- FIVE BEDROOM MODERN DETACHED HOME
- FABULOUS PUDSEY LOCATION
- REAR GARDEN A SUN TRAP
- DOUBLE INTEGRAL GARAGE
- THREE STOREY ACCOMMODATION

Tenure: Freehold EPC Rating: C

fixed price

£625,000



view this property online [williamhbrown.co.uk/Property/PDY114289](https://www.williamhbrown.co.uk/Property/PDY114289)

Please note the marker reflects the postcode not the actual property



Property Ref:
PDY114289 - 0003

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