



Little Moor Close, Pudsey LS28 8FB

welcome to

Little Moor Close, Pudsey

GUIDE PRICE £430,000 - £440,000 Available for sale this modern four bedroom detached family home situated in a quiet cul-de-sac and located on a corner plot, with a private garden, long driveway, large reception space and much more in the Centre of Pudsey! Viewing essential.



Entrance Hall

17' 7" x 6' 7" (5.36m x 2.01m)

Front entrance door leading to a spacious and bright entrance hall with laminate flooring.

Downstairs Wc

6' x 3' 2" (1.83m x 0.97m)

A generous downstairs W.C. with sink and laminate flooring. A fantastic addition to any family home.

Lounge

18' 4" x 11' (5.59m x 3.35m)

The living/sitting room is a very respectable sized reception room at the front of the house. There is a lovely view of the lawned front-garden. There is an impressive amount of internal space in this room which is joined to the hallway via French style doors.

Kitchen Diner

16' x 13' 7" (4.88m x 4.14m)

To the rear of the house there is a modern full-width kitchen/dining room tastefully furnished with a tiled floor. It has views and access, via patio doors, to a south-west facing garden. The kitchen units include a breakfast island with hob/extractor. There are full height units at the far end of the room with an integrated oven. The units are high-gloss with complimentary worktop surfaces with integrated appliances, including a built in washing machine, dishwasher and fridge freezer. In addition, this room houses ample useful under stairs storage space.

Main Bedroom

11' 8" x 10' 5" (3.56m x 3.17m)

The main bedroom is a front-facing double bedroom with views of the front garden and double wardrobes at one side of the room.

En-Suite

6' 8" x 5' 3" (2.03m x 1.60m)

The en-suite is accessed via the main bedroom and includes a toilet, hand basin, shower, heated tower rail and tiled floor.

Second Bedroom

12' 4" x 8' 5" (3.76m x 2.57m)

The second bedroom is a double room facing the rear of the house. It has a fantastic view of the private rear garden and comfortably houses a double bed and wardrobes for storage.

Third Bedroom

11' 1" x 9' 2" (3.38m x 2.79m)

The third bedroom is also at the rear of the house, with views of the private rear garden. It is a well-proportioned room and can house a double bed.

Fourth Bedroom

7' 2" x 7' 2" (2.18m x 2.18m)

The fourth bedroom is a front-facing single bedroom which can also be used as an office.

Family Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Modern bathroom suite comprising of bath with shower over, toilet and wash hand basin. Tiled walls and flooring and heated tower rail.

Loft Space

There is a large loft space accessed via a pull-down loft hatch with fixed extendable ladder. The loft is boarded for storage.

External

The house is located on a corner plot, with a pathway leading to the front door and outdoor lighting. On either side, there are east-facing lawned gardens adorned with mature shrubs. The garden is low-maintenance and pleasant to enjoy year round. Additionally, there is a block paved driveway that can easily accommodate three large cars.

To access the rear of the property, there is a gate situated at the side of the house. The side elevation is paved and currently houses two sheds. This area boasts a private south/south-west facing garden and a paved patio seating area. It serves as a beautiful space for relaxation and entertainment, particularly during the summer months. Moreover, it is equipped with a double electric socket/lighting and an outside

tap.



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welcome to

Little Moor Close, Pudsey

- Quiet cul-de-sac location
- Four Bedroom detached property built in 2015
- Modern throughout
- Integrated kitchen appliance
- Private Gardens enjoying all day sunshine

Tenure: Freehold EPC Rating: B

guide price

£430,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114314 - 0009

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