



Alexandra Road, PUDSEY LS28 8BY

welcome to

Alexandra Road, PUDSEY

****OFFERS OVER £525,000**** A STUNNING period property located on one of the MOST SOUGHT AFTER STREETS in Pudsey. Boasting DRIVEWAY and GARAGE, plus SPACIOUS ROOMS including an IMPRESSIVE DINING KITCHEN, plus the potential to create a FIFTH BEDROOM. A must see!



Alexandra Road

Close to Waterloo Primary School and Grangefield High, this stunning four bedroom home, seldom coming to the market, is an opportunity not to be missed.

Approximate Area 1918 sq ft / 178.1 sq m

Limited Use Area(s) 345 sq ft / 32 sq m

Garage 135 sq ft / 12.5 sq m

Total = 2398 sq ft / 222.6 sq m

Entrance Hall

18' 3" x 8' (5.56m x 2.44m)

Hardwood and stained glass front entrance door leading to the most welcoming entrance hall with wood flooring leading to the downstairs rooms and staircase. Central heating radiator, picture rails to walls and decorative ceiling cornices and rose.

Lounge

14' 9" x 14' 1" (4.50m x 4.29m)

A light and airy family room with DG sash bay windows, feature fireplace with gas fire, recessed to both sides of the chimney breast, three wall light sconces, picture rails to walls and decorative ceiling cornices and rose.

Kitchen

22' 11" x 15' 9" (6.99m x 4.80m)

A recent addition of a Wren Infinity Plus kitchen with wall hung, drawer and base units with complimentary quartz worktops. Underlight to base units. Range master gas oven. The kitchen is provided with a 12 year warranty (commencing from December 2021) whereby any units, fronts, work surfaces, sink, taps etc., are replaced free of charge if they become defective. Drawers and shelves also benefit from an extended 25 year warranty.

Engineered wood flooring, sink with extendable faucet, picture rail to walls. Vertical radiators.

Bi folding doors and DG window flood the room with natural light.

Step to Utility Room.

Utility Room

10' 9" x 5' 8" (3.28m x 1.73m)

Fully equipped utility room, double glazed window and radiator, plumbing for washer and dryer, place for fridge freezer. The boiler has been serviced every year and is under warranty until 2027.

Downstairs Wc

Low flush WC wash hand basin, frosted window, gas meter.

Landing

11' x 9' 3" (3.35m x 2.82m)

Impressive extra wide staircase with carpet runner leading to the first and second floor.

Bedroom 1

14' 9" x 14' 1" (4.50m x 4.29m)

The master bedroom is a great size with high ceilings, being carpeted and with a central heating radiator under the double sash windows with deep window sills that overlooks the front garden, built in wardrobes recessed to both sides of the chimney breast.

Bedroom 2

15' 1" x 11' 8" (4.60m x 3.56m)

A great sized second bedroom with high ceilings and DG sash windows.

Bathroom

Half tiled house bathroom with bath, the recent addition of a power shower and shower screen, cupboard perfect for storing towels and bath products, wash hand basin, low flush WC, DG sash window, heated towel rail.

Separate Wc

Half tiled walls, low flush WC, tiled flooring and spotlights to ceiling.

Bedroom 4

8' 7" x 7' 11" (2.62m x 2.41m)

Having DG sash window, carpet, central heating radiator and picture rails to walls.

Bedroom 3 To Second Floor

14' 1" x 11' 8" (4.29m x 3.56m)

A great size double room to the second floor that would be ideal for an older child or guest room, with the benefit of the space to the landing that would work as a home office or that games room that teenagers desire.

Office Landing To Second Floor

15' 1" x 10' 1" (4.60m x 3.07m)

The landing to the second floor is such a useful area tucked away at the top of the property currently being used as a home office.

Storage Possible Fifth Bedroom

11' x 9' 1" (3.35m x 2.77m)

A really useful space accessed via the second floor landing. Potential to create a fifth bedroom.

Exterior

Iron gate to path leading to the front entrance door. Lawned to either side bordered by mature shrubs, flowers and hedges.

Porous grids below the grass has been installed to the rear to allow to drive over. A grassed lawn and low level gates have been added. Outside tap and outside lights. The front porch has a power socket. Composite decking and bi folding doors make this area perfect for enjoying the summer months.

Garage

15' x 9' (4.57m x 2.74m)

Detached garage to the rear garden.



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Alexandra Road, PUDSEY

- Four Bedroom Period Property
- Potential for a Fifth Bedroom
- Dining Kitchen with Bi Folding Doors
- Extensively Modernised by the Current Owner
- Mature Gardens & Garage, Composite Decking

Tenure: Freehold EPC Rating: D

offers over

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114100 - 0007

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