



Pembroke Road, Pudsey LS28 7NE

welcome to

Pembroke Road, Pudsey

Well presented, three bedroom semi detached property with a useful converted loft space. Ideal for local schools and amenities. Offers a spacious open plan dining kitchen, modern bathroom, low maintenance gardens with shed/bar and off road parking. gas fired central heating and double glazing.



Property Information

This beautifully presented three-bedroom semi-detached home is situated in a highly sought-after area of Pudsey, within walking distance of local amenities and well-regarded primary and secondary schools, making it an ideal choice for families and first-time buyers alike.

Immaculately maintained throughout, the property offers a light and inviting entrance hallway leading to a spacious living room with a large bay window overlooking the re-landscaped front garden. The modern, open-plan kitchen/diner is perfect for family living, featuring a large built in storage cupboard and pantry cupboard, access to the side porch (currently functioning as utility room), and French doors opening onto the rear raised decking.

Upstairs, the property boasts two generous double size bedrooms, a well-proportioned single bedroom/office and a modern three-piece bathroom suite, with both the single bedroom and bathroom larger than average.

The property has had several thoughtful improvements made by the current owners to include a loft conversion which provides ample eave storage on both sides, is fully carpeted and powered making this an ideal occasional room, i.e. snug or study.

Externally, the home features a low-maintenance paved front garden, a shared driveway, and a fully enclosed rear garden with astroturf, raised and lower decking which is ideal for outdoor seating. There is also a shed which is currently set up as a small "pub/bar" complete with power and lighting. On and off street parking is also available.

Please contact our Pudsey office to arrange your viewing thank you.

Entrance Hall

Front entrance door to welcoming entrance hall with herringbone flooring, central heating radiator.

Lounge

12' max x 11' 6" max (3.66m max x 3.51m max)

Feature fireplace, double glazed large bay window to the front elevation, central heating radiator.

Kitchen Diner

16' 6" max x 11' 9" max (5.03m max x 3.58m max)
Modern open plan kitchen diner with useful breakfast bar, well designed kitchen with built in cupboards, base units and complimentary worktop surfaces over, electric induction hob and gas oven, sink with drainer, French doors lead to the rear garden.

Utility Room

Located off the kitchen with plumbing for washer / dryer.

Landing

Staircase rising to the first floor.

Bedroom Two

11' 9" max x 9' 8" max (3.58m max x 2.95m max)
With modern flooring and central heating radiator.

Bedroom One

11' 6" max x 11' 1" max (3.51m max x 3.38m max)
With fitted wardrobes, carpet and central heating radiator.

Bedroom Three

7' 9" max x 6' 7" max (2.36m max x 2.01m max)
With carpet, double glazed window to the front.

Bathroom

7' 8" max x 6' 8" max (2.34m max x 2.03m max)
Corner shower over the bath, vanity sink unit, low flush WC, heated towel rail, patterned tiled flooring, frosted glazed window.

Loft Space / Office Space

A cleverly designed loft conversion, accessed via a pull-down loft ladder, provides additional space that can be utilised as a home office, storage area, snug or hobby room. The conversion maximises the home's square footage whilst maintaining

accessibility.

External

The property features a beautiful rear garden with low-maintenance decking area, ideal for outdoor dining, entertaining or relaxing. Surrounding hedge. Shared parking.

Outbuilding

Shed / bar with electrics, lino flooring.
Understairs storage housing the logic combi boiler.



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welcome to

Pembroke Road, Pudsey

- Three bedroom semi-detached
- Useful additional loft room
- Open plan dining kitchen
- Modernised throughout
- Low Maintenance front and rear garden

Tenure: Freehold EPC Rating: C

offers in the region of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115138 - 0004

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