



Carlton Rise, Pudsey LS28 7LS

welcome to

Carlton Rise, Pudsey

GUIDE PRICE £390,000 - £400,000

A SUBSTANTIAL semi detached residence, boasting ready to move into accommodation that includes THREE RECEPTION ROOMS, enclosed rear



Property Information

This beautifully maintained 3-bedroom semi-detached property with multi car garage and loft conversion offers a blend of modern living and cozy charm. Located at the top of a cul-de-sac, this home is perfect for families seeking privacy and convenience. Updated windows and doors. Replaced just three years ago, enhancing energy efficiency and style. Private outdoor space. Enclosed south facing garden with the sun all day offering privacy. Secure parking. Electric gates provide access to private parking. Enhanced security. Equipped with a CCTV system for added peace of mind.

Entrance Hall

Front entrance door to welcoming entrance hall, central heating radiator.

Lounge/Bedroom

11' 8" into recess x 11' 4" max (3.56m into recess x 3.45m max)

Flexible living space. The current lounge is being used as a bedroom, featuring a charming bay window that floods the room with natural light. Gas fire, carpet and central heating radiator.

Reception Room 2

21' 9" max x 11' 9" max (6.63m max x 3.58m max)

A bright and versatile living space with a feature fire place and log burner. This beautifully presented second reception room offers a warm and inviting atmosphere. Central heating radiator. The space is enhanced by French doors that lead directly into the conservatory allowing natural light to flood into the room and creating a seamless flow between indoors and outdoors.

Kitchen

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

Stylish fitted kitchen with range cooker, elegant countertops, sink with drainer, plumbing for washer and dishwasher, central heating radiator.

Conservatory

13' 7" max x 9' 4" max (4.14m max x 2.84m max)

Spacious conservatory with tiled roof, which is light-filled and comfortable all year round. A fantastic addition to the home, offering a bright and airy space with two velux windows that enhance natural light. For all year comfort, the conservatory is fitted with two radiators, ensuring a warm and inviting atmosphere even in the colder months. Dining area and living area with room for table and chairs, with double doors leading out to the south facing garden.

Landing

Staircase rising to the first floor.

Bedroom 1

11' 4" max x 9' 5" max (3.45m max x 2.87m max)

The master double bedroom boasts a charming bay window with stunning far-reaching views over the surrounding area.. The room benefits from fitted wardrobes offering ample storage while maintaining a sleek and uncluttered look, central heating radiator.

Bedroom 2

11' 9" max x 9' 6" max (3.58m max x 2.90m max)

A good sized second bedroom with built-in wardrobes, carpet, double glazed window to the rear and central heating radiator.

Bedroom 3

7' 4" max x 6' 7" max (2.24m max x 2.01m max)

Single bedroom with double glazed window to the front, central heating radiator.

Bathroom

8' 2" max x 8' 1" max (2.49m max x 2.46m max)

Modern bathroom with free-standing bath perfect for unwinding after a long day, this feature adds a touch of luxury to your daily routine, shower cubicle, low flush WC and wash basin, spotlights to ceiling, heated towel rail, tiled floor and two frosted windows to the rear and one to the side.

Loft Conversion Bedroom

A fantastic way to maximise the homes space to this functional and stylish room.

External

Private and secure outdoor space. Garden, parking and security features. A well-maintained large garden providing a perfect outdoor retreat for relaxing or entertaining. The private driveway offers ample off-road parking, with the added convenience of security and electric gates. this combination of outdoor space, parking and modern security features make this home both practical and secure.

Garage

The garage is ideal for families with multiple cars, car enthusiast, or homeowners needing extra room for recreational vehicles, tools or hobbies.

Agents Note

We have been advised that the electrics, one in the hall, one in the front room and two in the second reception room. Four lights in total THAT ARE ON 1 LOOP SYSTEM only are not working.

The vendors have had a quote for £1,300.



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- GUIDE PRICE £390,000 - £400,000
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- Spacious Accommodation
- Three Reception Rooms
- Updated Windows and Doors

Tenure: Freehold EPC Rating: D

guide price

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115302 - 0006

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