









welcome to

Swinnow Road, PUDSEY

This four-bedroom home on Swinnow Road, Pudsey, boasts spacious living, a modern kitchen diner, conservatory, and practical utility room. Outside, a wraparound garden, gated access, driveway with electric charger, and garage offer ultimate convenience.













Property Information

This four-bedroom home on Swinnow Road, Pudsey, offers spacious living with a lounge, large kitchen diner, conservatory, and practical utility room. Upstairs, comfortable bedrooms include an ensuite in Bedroom One, plus a well-equipped family bathroom. Outside, a wraparound garden, gated access, driveway with an electric charger, and garage provide convenience and storage in an ideal location.

Ground Floor

The ground floor benefits from underfloor heating.

Entrance Hall

15' 5" $\max x$ 8' 8" \max (4.70m $\max x$ 2.64m \max) The entrance hall boasts a tiled floor, reflecting natural light streaming through the double-glazed window at the front, creating a welcoming first impression.

Wc

5' 8" max x 2' 9" max (1.73m max x 0.84m max) The downstairs toilet features a WC and a wash basin, complemented by a tiled floor for a clean and practical finish

Lounge

21' 9" max x 21' 4" max (6.63m max x 6.50m max) The lounge showcases a tiled floor, enhanced by dual-aspect double-glazed windows that flood the space with natural light, while offering seamless access to the conservatory for an airy and inviting feel.

Conservatory

10' 7" max x 7' 4" max (3.23m max x 2.24m max) The conservatory features a tiled floor, with a patio door providing easy outdoor access, while double-glazed windows all around create a bright and airy atmosphere.

Kitchen Diner

22' max x 19' 1" max (6.71m max x 5.82m max)
The spacious kitchen diner boasts a tiled floor,
centered around a large island for both cooking and

socializing. It features an electric double oven and a gas hob, ensuring versatile cooking options, while three double-glazed windows at the rear and two at the front flood the space with natural light. A dining area, ample storage, and a well-placed boiler complete the practicality and charm of this inviting culinary space.

Utility

7' 9" max x 5' 3" max (2.36m max x 1.60m max) The utility room features a tiled floor, a double-glazed window at the rear for natural light, and convenient access to the garage.

First Floor Landing

The landing is comfortably carpeted, with a doubleglazed window to the front elevation allowing natural light to brighten the space.

Bedroom One

13' 3" max x 11' 7" max (4.04m max x 3.53m max)
Features laminate flooring, a double-glazed window at the rear bringing in natural light, a fitted wardrobe for convenient storage, and a radiator to ensure warmth and comfort. Ensuite for this room.

Ensuite

7' 9" max x 4' 8" max (2.36m max x 1.42m max) The ensuite has a laminate floor, a wash basin, WC, and a shower cubicle. A double-glazed window to the front elevation enhances the space with natural light, creating a bright and functional atmosphere.

Bedroom Two

11' max x 10' max (3.35m max x 3.05m max)
Features a laminate floor, a double-glazed window at the rear inviting natural light, and a radiator ensuring warmth and comfort.

Bedroom Three

10' 9" max x 10' 1" max (3.28m max x 3.07m max) Features laminate flooring, a double-glazed window at the rear inviting natural light, and a radiator to ensure warmth and comfort.

Bedroom Four

7' 6" max x 6' 6" max (2.29m max x 1.98m max) Features a carpeted floor, a double-glazed window at the front that welcomes natural light, and a radiator to ensure warmth and comfort.

Bathroom

8' 6" x 8' 4" (2.59m x 2.54m)

The bathroom is equipped with a WC, wash basin, and towel rail, complemented by a bath with a shower over for convenience. A frosted double-glazed window at the front of the property ensures natural light flows into the space, creating a bright and refreshing atmosphere.

External

The front garden features a convenient driveway with an electric charger, ensuring ease for vehicle parking and charging. At the rear, a spacious garden wraps around the property, offering a mix of decking and patio areas for outdoor relaxation, a lush lawn space, and gated access on both sides for added security and privacy. Additionally, the garage provides ample storage solutions for practical everyday use.





welcome to

Swinnow Road, PUDSEY

- Four spacious bedrooms
- Garage
- Wrap-around garden
- Driveway
- Large Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: E

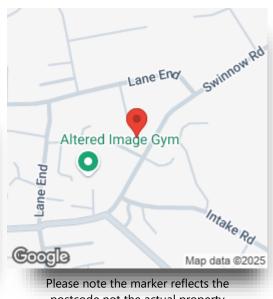
guide price

£600,000









postcode not the actual property

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