



**Swinnow Road, PUDSEY LS28 9AR**



**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 double-glazed 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.



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## **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**



Please note the marker reflects the  
postcode not the actual property

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**william h brown**



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**