



**Round Hill Road, Pudsey LS28 8BJ**

**welcome to**

**Round Hill Road, Pudsey**

This stylish detached home on Round Hill Road offers three spacious bedrooms, a modern kitchen, and a handy downstairs WC. Enjoy a private rear garden and a generous driveway—comfort meets convenience!



## Property Information

Nestled on Round Hill Road, this beautifully detached home offers the perfect blend of style and practicality. Featuring three generously sized bedrooms, this property provides ample space for family living or a tranquil retreat. A modern kitchen serves as the heart of the home, boasting high-quality appliances, ideal for both casual dining and entertaining. The convenience of a downstairs WC ensures ease and functionality. Outside, the property benefits from a spacious driveway, accommodating multiple vehicles, while the rear garden presents a private oasis—perfect for relaxation, gardening, or outdoor gatherings. Whether you're looking for comfort or modern amenities, this home is a fantastic choice.

## Entrance Hall

Step into a welcoming entrance hall featuring laminate flooring. This spacious hallway provides access to the convenient WC, ensuring practicality right from the moment you walk in.

## Lounge

15' 6" max x 10' 8" max ( 4.72m max x 3.25m max )  
A cozy and inviting space, the lounge features plush carpeting for added comfort. French doors open to the rear garden, allowing natural light to stream in and providing seamless indoor-outdoor living. A well-placed radiator ensures warmth and coziness all year round.

## Kitchen Diner

17' 1" max x 8' 1" max ( 5.21m max x 2.46m max )  
Designed for both cooking and socialising, this kitchen diner boasts durable laminate flooring, a double-glazed bay window to the front that fills the space with natural light, and a range of integrated appliances, including a fridge freezer, oven, washing machine, and gas hob with an extractor fan. Spotlights add a modern touch, while a well-placed radiator ensures warmth and comfort.

## Wc

A modern WC and wash basin, providing convenience for guests and everyday use.

## Landing

The landing area features carpeting, offering easy transition between rooms. A drop-down ladder provides access to the boarded loft, which is equipped with power and lighting—ideal for storage.

## Bedroom One

12' 8" max x 8' 1" max ( 3.86m max x 2.46m max )  
A lovely retreat, bedroom one features a double-glazed window overlooking the rear garden, inviting natural light while ensuring insulation. Carpeting enhances comfort underfoot, while fitted wardrobes provide ample storage space. A well-positioned radiator keeps the room warm and inviting throughout the seasons.

## Bedroom Two

13' 1" max x 8' 1" max ( 3.99m max x 2.46m max )  
Bright and welcoming, bedroom two boasts a stunning double-glazed bay window to the front, allowing plenty of natural light to filter in. Carpeting adds warmth, while a well-placed radiator ensures year-round comfort. Generously sized, this room provides a tranquil space for relaxation or restful sleep.

## Bedroom Three

9' max x 6' 9" max ( 2.74m max x 2.06m max )  
Bedroom three features a double-glazed window overlooking the rear garden, offering both natural light and a peaceful view. Carpeting ensures warmth and comfort, creating a cozy and inviting atmosphere.

## Bathroom

The modern bathroom features a bath, a wash basin, and a WC with a low flush system for efficiency. Tiled flooring and walls provide a polished, contemporary finish, while spotlights add a sophisticated touch. An extractor fan ensures ventilation, and a frosted double-glazed window to the front allows natural light while maintaining privacy.

## External

Step outside to enjoy a beautifully maintained back garden, complete with a lush lawn and fenced borders for privacy. A well-appointed patio area offers the perfect spot for alfresco dining, outdoor entertaining, or simply unwinding in the fresh air. At the front, the property benefits from a spacious driveway with room for two cars, ensuring convenience for residents and guests alike.



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**welcome to**

## **Round Hill Road, Pudsey**

- 3 bedrooms
- Driveway
- Rear garden
- Downstairs WC
- Modern Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £300,000



Please note the marker reflects the postcode not the actual property

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