



Alder Drive, Pudsey LS28 8RD

welcome to

Alder Drive, Pudsey

A detached bungalow set back from the road and situated in a cul-de-sac position at the very end of Alder Drive features three bedrooms, an en-suite, a wet room, and a bright conservatory leading to a south-facing garden. A private double garage and large driveway complete this comfortable home.



Property Information

Nestled at the very bottom of Alder Drive, in a quiet cul-de-sac position, this beautiful, detached bungalow offers the perfect blend of comfort and convenience. Featuring three spacious bedrooms, including a master with an en-suite, the home is designed for relaxation and practicality. A bright conservatory extends the living space, seamlessly connecting to the south-facing wraparound garden—an ideal setting for outdoor enjoyment. The property also boasts a modern kitchen and stylish wet room for added accessibility. A private garage and driveway provide ample parking, ensuring ease of access. With its thoughtful layout and well-maintained surroundings, this bungalow presents a wonderful opportunity for peaceful, contemporary living. The amenities of Pudsey, Leeds and Bradford are easily accessible.

Entrance Hall

13' 6" max x 4' max (4.11m max x 1.22m max)
A welcoming space with a carpet, providing warmth and comfort. A radiator ensures a cosy atmosphere, with easy access to the kitchen for seamless movement.

Lounge Diner

22' 8" max x 14' 3" max (6.91m max x 4.34m max)
A spacious and versatile area featuring a cosy electric fire with a gas connection for added flexibility. Carpeting enhances the comfort, while three double-glazed windows fill the space with natural light. Two radiators keep the room warm, and there's ample space for a table and chairs, making it perfect for dining and relaxation.

Kitchen

13' 9" max x 9' 8" max (4.19m max x 2.95m max)
A recently fitted kitchen designed for modern convenience, featuring a double-glazed front window for natural light. Includes a handy larder and integrated appliances—washing machine, double oven, fridge/freezer - along with a bin tidy, carousels to the corner cupboards and drop down shelves to some harder to reach places for seamless

functionality. An induction hob and electric oven provide efficient cooking, complemented by a breakfast bar and serving hatch for effortless dining.

Conservatory

15' 1" max x 10' 1" max (4.60m max x 3.07m max)
A bright and airy space with carpeting for added comfort. Surrounded by double-glazed windows to the back elevation, this room enjoys plenty of natural light. Two radiators ensure year-round warmth, and direct access to the rear garden makes it perfect for relaxation. The roof was recently replaced with insulation and metrolite tiles making the conservatory a delightful space to be in, whatever the weather.

Bedroom One

13' 4" max x 10' 5" max (4.06m max x 3.17m max)
A spacious and cosy retreat featuring a fitted wardrobe for convenient storage. Carpeting adds warmth and comfort, while a double-glazed front window gives plenty of natural light and provides a pleasant view over the front garden. The room benefits from a private en-suite, offering added luxury and convenience.

Ensuite

10' 1" max x 2' 8" max (3.07m max x 0.81m max)
A useful space with fully tiled walls for a clean finish. A double-glazed rear window allows natural light in, while a well-sized shower cubicle, wash basin, and WC provide convenience. A radiator ensures warmth for added comfort.

Bedroom Two

12' 5" max x 8' 9" max (3.78m max x 2.67m max)
A cosy and well-lit space featuring carpeting for comfort. A double-glazed rear window allows plenty of natural light and delightful views of the garden, while a radiator ensures warmth throughout the seasons.

Bedroom Three

8' 9" max x 7' 7" max (2.67m max x 2.31m max)
A comfortable space with carpeting for warmth and

style. A double-glazed rear window lets in plenty of natural light and lovely views over the rear garden, while a radiator ensures year-round cosiness.

Wet Room

A stylish and accessible wet room, fitted in 2024, designed for convenience. Features a double-glazed front window for natural light, a fitted chair for ease of use, a heated towel rail, a wash basin for everyday comfort and a modern cabinet provides contemporary lighting and an integral power point for shavers.

Loft Space

A practical and accessible area with boarded flooring and a loft ladder, offering additional storage.

Front Garden

A well-designed front garden featuring two entrances with stairs for easy access. The large driveway provides parking for a number of vehicles, complemented by ornamental lighting for evening visibility. Convenient access to the garage ensures practicality, while the large rockery, surrounding shrubbery and trees enhance the landscape's natural beauty. There are also water butts and an outdoor tap fitted.

Rear Garden

A spacious, south-facing garden offering abundant sunlight throughout the day. Featuring a tranquil pond, mature trees, and a beautifully landscaped wraparound design. Fenced borders provide privacy, while stairs lead seamlessly to the conservatory, creating a perfect blend of indoor-outdoor living. A summer house provides a place to sit and catch the evening sun and a paved area to the side of the conservatory is great for a barbecue or outdoor dining. There are also water butts and an outdoor tap fitted.

Double Garage

22' 9" max x 19' 7" max (6.93m max x 5.97m max)
A well-equipped garage featuring electricity and a convenient side door providing direct access to the



view this property online williamhbrown.co.uk/Property/PDY115504



welcome to

Alder Drive, Pudsey

- Large garage and long driveway
- South facing rear garden
- No Chain
- Stylish wet room
- Fabulous location for major road and rail networks

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY115504



Property Ref:
PDY115504 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk