



Pudsey Road, LEEDS LS13 4HX

welcome to

Pudsey Road, LEEDS

Charming two-bedroom bungalow on Pudsey Road with spacious front and rear gardens, a double garage, and a converted loft space for a possible third bedroom.



Property Information

Situated on the desirable Pudsey Road, this charming and immaculately maintained bungalow sits on a substantial third-of-an-acre plot, offering a rare blend of comfort, versatility, and exciting potential for expansion, renovation, or future development. Currently featuring two well-proportioned bedrooms, the property also includes a fully boarded loft space ideal for conversion into additional bedrooms, a home office, or a hobby room. Inside, the home benefits from full central heating, double glazing, and a comprehensive security system with an alarm and intruder lights. The luxurious ensuite bathroom boasts fully tiled flooring and walls, a bath, separate shower, WC, wash basin, bidet, and direct access to a dressing room. A spacious double garage provides secure parking and ample storage, while generous front and rear gardens offer excellent outdoor living and entertaining space. Conveniently located near excellent transport links including Bramley and Pudsey train stations, regular bus services, and major road networks, the property is also close to local supermarkets, Owlcotes and White Rose shopping centres, and well-regarded schools—making it an ideal choice for families and those seeking a peaceful lifestyle with urban conveniences.

Entrance Hall

The entrance hall has 2 radiators, wooden flooring and an entrance door in the floor leading to underfloor storage.

Lounge

15' 1" max x 12' 4" max (4.60m max x 3.76m max)
The lounge has a large bay window to the front with views, and a rear window overlooking the rear patio and garden area. It also has a feature open gas fire place and a wooden floor.

Dining Room

11' 5" max x 10' 6" max (3.48m max x 3.20m max)
The dining room has a large bay window to the front is carpeted and has an inset electric fire. If desired it can be used as another bedroom.

Kitchen

13' 7" max x 9' 3" max (4.14m max x 2.82m max)
The kitchen is clean and modern with a ceramic hob and extractor, double oven and integral fridge freezer. Tiled floor with plenty of storage and work top space. There is a door leading out to a spacious patio, large enough for table and chairs and an ideal suntrap.

Bedroom One

13' 4" max x 11' 4" max (4.06m max x 3.45m max)
Bedroom One has a wooden floor, fully fitted wardrobes leading through to the ensuite and dressing room.

Ensuite

13' 3" max x 6' 4" max (4.04m max x 1.93m max)
The ensuite bathroom with fully tiled flooring and walls, featuring a bath, separate shower, WC, wash basin, a bidet and direct access to the dressing room offering a seamless flow between relaxation and preparation areas.

Dressing Room

10' 9" max x 6' 6" max (3.28m max x 1.98m max)
Dressing room featuring a fitted wardrobe, double glazed window to the rear, radiator, and housing the boiler.

Bedroom Two

11' 3" max x 10' 9" max (3.43m max x 3.28m max)
Bedroom 2 has fully fitted wardrobes, a double glazed window, a radiator and is carpeted.

Bathroom

9' 4" max x 5' 3" max (2.84m max x 1.60m max)
Bathroom with tiled flooring, a double glazed window to the rear, wash basin, WC, shower, and a heated towel rail for added comfort.

Loft Space

The loft is insulated, carpeted and has fitted wardrobes. There is a retractable ladder and can be used as a third bedroom.

External

Very well maintained gardens both front and rear. The front garden has a large lawn with well established plants and stairs to the property. The expansive rear garden has well established lawn, plants and bushes. There are also mature fruit trees.

Outbuilding

The property includes a double garage with power, lighting, overhead storage, and a remote fob-operated door for easy access from the drive. There's also a secure brick-built outbuilding with electricity and lighting, currently used as a workshop, plus a greenhouse ideal for gardening.

Parking

There is ample driveway parking for multiple vehicles, providing convenient access and additional space for visitors or family cars.



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- Two bedrooms
- Double garage
- Front and rear garden
- Boarded loft space
- Bungalow

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over

£420,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY115919 - 0007

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