



Troydale Park, PUDSEY LS28 9LZ

welcome to

Troydale Park, PUDSEY

This impressive three-storey townhouse on Troydale Park offers six bedrooms, four bathrooms, a private rear garden, an integral garage and driveways—perfect for spacious, modern family living.



Property Information

This substantial three-storey townhouse on the desirable Troydale Park offers an exceptional amount of living space, perfect for large or growing families. Boasting six generously sized bedrooms and four modern bathrooms, the home is thoughtfully designed to provide both comfort and flexibility. The ground floor includes an integral garage and access to a private rear garden—ideal for outdoor entertaining or relaxing in the sun. With spacious interiors spread across three levels, this property combines practicality with style, offering a rare opportunity to own a home with room to grow in a sought-after location.

Ground Floor Entrance Hall

The entrance hall is fitted with soft carpet and features a radiator, creating a warm and welcoming first impression.

Downstairs Wc

6' 1" max x 2' 8" max (1.85m max x 0.81m max)

The downstairs WC features a wash basin, radiator, and a double glazed window to the side, offering both practicality and natural light.

Lounge

19' 5" max x 10' 9" max (5.92m max x 3.28m max)

The lounge features a double glazed window to the front, cosy carpet flooring, and a radiator, creating a warm and inviting living space.

Kitchen

17' 5" max x 13' 6" max (5.31m max x 4.11m max)

The kitchen boasts a unique shape and features a central island, a stainless steel sink, and both front and side double glazed windows for plenty of natural light. Patio doors to the rear open onto the garden, while a radiator and understair storage add comfort and convenience.

First Floor Landing

The landing is fitted with carpet and a radiator, and includes a built-in water tank cupboard offering useful storage space.

Bedroom One

13' 5" max x 10' 9" max (4.09m max x 3.28m max)

Bedroom One features a double glazed window to the front, cosy carpet flooring, and a radiator, offering a comfortable and peaceful retreat.

Ensuite

The ensuite is fitted with lino flooring and includes a WC, wash basin, shower, radiator, and offers a practical, well-lit space for everyday convenience.

Bedroom Two/Reception Room

17' 7" max x 10' 9" max (5.36m max x 3.28m max)

This versatile space, ideal as Bedroom Two or a second reception room, features double glazed windows to both the front and rear, carpet flooring, and a radiator, offering flexibility and comfort with plenty of natural light.

Bedroom Three

10' 9" max x 9' max (3.28m max x 2.74m max)

Bedroom Three features a double glazed window to the front, carpet flooring, and a radiator, offering a cosy and comfortable space.

Bedroom Four

13' 1" max x 11' 3" max (3.99m max x 3.43m max)

Bedroom Four features carpet flooring, a radiator, and a double glazed window to the front, with the added benefit of direct access to an ensuite for extra convenience and privacy.

Ensuite

6' 8" max x 4' 6" max (2.03m max x 1.37m max)

The ensuite includes a WC, wash basin, shower, a radiator, lino flooring, and a double glazed window to the front allowing natural light to brighten the space.

Bathroom

6' 4" max x 5' 5" max (1.93m max x 1.65m max)

The bathroom features a WC, wash basin, and a bath with shower over, complemented by a radiator lino flooring, and a double glazed window to the rear for natural light and ventilation.

Second Floor Bedroom Five

Bedroom Five features a double glazed window to the front, carpet flooring, and a radiator, offering a comfortable and well-lit space.

Bedroom Six

8' 2" max x 7' 5" max (2.49m max x 2.26m max)

Bedroom Six features a double glazed window to the front, carpet flooring, a radiator, and a built-in storage cupboard, making it a practical and comfortable space.

Bathroom

6' 9" max x 6' 6" max (2.06m max x 1.98m max)

The bathroom includes a WC, wash basin, and a bath with shower over, complemented by a radiator, lino flooring and a double glazed window to the rear for light and ventilation.

Loft Space

The loft space is part-boarded and insulated, offering useful storage and potential for further development.

Rear Garden

The rear garden features a patio area and low-maintenance astro turf, offering a practical and stylish outdoor space for relaxing or entertaining.

Outbuilding

The property also benefits from an outbuilding garage, providing secure parking and additional storage space.



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- 6 bedrooms
- 4 bathrooms
- 3 storeys
- Rear garden
- Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£380,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115968 - 0005

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