



Robin Lane, Pudsey LS28 8AA

welcome to

Robin Lane, Pudsey

Fully rebuilt to new-build standards with high-spec insulation and energy-efficient windows. Completed September 2025.

Includes two bedrooms, stylish kitchen/lounge, WC, utility, garden, gated driveway, and no onward chain—ideal for first-time buyers or downsizers.



Property Information

Situated on Robin Lane, this beautiful and newly completed end-terraced home offers modern living with no onward chain. Completed in September 2025 with everything being brand new-having never been lived in since-the property features a stylish white rendered exterior and a contemporary interior finish, high security and thermally efficient Aluminium double glazed windows with argon filled glazed units as well as a high security "Rock Door" entrance door, as well as boiler fired thermostatically controlled under floor heating system to entire ground floor . The accommodation includes two well-proportioned bedrooms, a sleek modern kitchen with integrated appliances, a modern lounge with bi-folding doors, a convenient downstairs WC, a utility room and a bright rear garden. Additional benefits include a gated cobbled courtyard style driveway for secure parking, making this home ideal for first-time buyers or downsizers seeking a move-in-ready property in a sought-after Pudsey location.

Entrance Hall/Wc/Utility

The property is entered via the high Security "Rock door" entrance door with internal reinforcement, multipoint locking and high security lock cylinder. The entrance hall features ,elegant herringbone flooring, a convenient downstairs WC, a Utility room, plumbed for both a washing machine and vented tumble dryer and thermostatically controlled underfloor heating system.

Lounge Kitchen

23' 3" max x 13' 8" max (7.09m max x 4.17m max)
The heart of the home is the open-plan kitchen and lounge area, where stylish herringbone flooring flows throughout. The kitchen impresses with a central island/breakfast bar, quartz worktops, integrated oven, hob, extractor and dishwasher as well as a matching fitted unit with cupboards over to house a large American style fridge freezer, sleek spotlights and under cupboard lighting, while the lounge-just off the kitchen-features skylights that fill the space with natural light and bi-folding doors that open out to the rear patio and garden, creating a seamless indoor-outdoor living experience. Both the kitchen and lounge also feature a thermostatically controlled underfloor heating system.

Bedroom One

13' 4" max x 12' 9" max (4.06m max x 3.89m max)
Bedroom One is a spacious double room featuring neutral décor, soft carpet underfoot, a radiator, and high security, thermally efficient aluminium double-glazed windows to the side and rear, allowing for plenty of natural light.

Bedroom Two

10' 2" max x 8' 2" max (3.10m max x 2.49m max)
Bedroom Two is a well-proportioned double room with neutral décor, cosy carpet, a radiator, and a high security, thermally efficient aluminium double-glazed window to the side.

Bathroom

6' max x 5' 7" max (1.83m max x 1.70m max)
The bathroom includes a modern white suite with bath and thermostatically controlled concealed shower over with safety glass shower screen and heated towel rail / radiator, Satin frosted high security, thermally efficient aluminium double-glazed window to the front, offering privacy while allowing natural light.

Rear Garden

The private and secure rear garden features a low-maintenance astro turf lawn, a spacious patio area, and fenced borders for added privacy.

Parking

The property benefits from a gated cobbled courtyard style driveway for secure off-street parking.



view this property online williamhbrown.co.uk/Property/PDY116037



welcome to

Robin Lane, Pudsey

- 2 bedrooms
- Modern kitchen with integrated appliances
- Underfloor heating system to entire ground floor.
- High security and thermally efficient "Rock" entrance door.
- Utility Room plumbed for washing machine and vented tumble dryer.

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

£329,950



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116037



Property Ref:
PDY116037 - 0005

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