



Robin Lane, Pudsey LS28 8AA

william
h brown

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.



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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

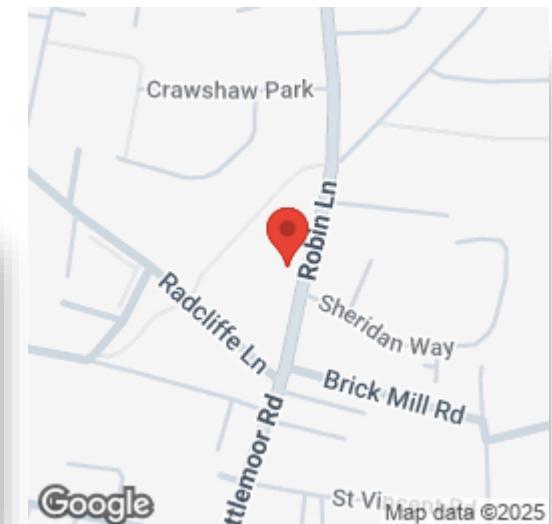


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Property Ref:
PDY116037 - 0005



Please note the marker reflects the postcode not the actual property

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