



**Standale Avenue, Pudsey LS28 7JE**

**welcome to**

**Standale Avenue, Pudsey**

A newly refurbished three-bedroom home in Pudsey with a large, fully fenced and secure rear garden. Ideally located near New Pudsey Train Station and within walking distance of Pudsey town centre and bus station. Offered with no onward chain.



## Property Information

Introducing this beautifully refurbished three-bedroom home on Standale Avenue, offering modern living in a highly convenient Pudsey location. Finished to a high standard throughout, the property is ready to move straight into and is offered with no onward chain, making it an ideal opportunity for first-time buyers, families, or investors.

Inside, the home features a fresh, contemporary interior with a bright living space, modern kitchen, updated flooring, and stylish decor throughout. Every room has been thoughtfully refreshed, creating a clean and welcoming feel from the moment you step inside.

One of the standout features of this home is the large, fully fenced and secure rear garden. It provides an excellent space for families, pets, outdoor entertaining, or future landscaping possibilities.

The location is superb. Standale Avenue sits within easy reach of New Pudsey Train Station, offering quick links to Leeds, Bradford, and beyond. A short walk brings you to Pudsey town centre, home to local shops, cafés, the leisure centre, and the main bus station, making daily commuting and weekend plans exceptionally convenient.

With its high-quality refurbishment, generous garden, fantastic transport connections, and chain-free status, this property is a standout home in one of Pudsey's most popular residential areas.



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## Entrance Hall

The entrance hall contains the boiler and electrics located under the stairs.

## Lounge

19' 2" x 9' 10" ( 5.84m x 3.00m )

A bright and spacious lounge with double-glazed windows to both the front and rear, stylish laminate flooring, a central radiator, and modern spotlights.

## Kitchen

19' 2" x 14' 6" ( 5.84m x 4.42m )

A modern kitchen fitted with new wall and base units, featuring an induction hob and oven. Double-glazed windows to both the front and rear provide excellent natural light, complemented by a central radiator. A rear door offers convenient access to the garden.

## Bedroom One

14' 9" x 9' 9" ( 4.50m x 2.97m )

A well-proportioned double bedroom with a rear-facing double-glazed window, fitted carpet, and a central radiator.

## Bedroom Two

11' 11" x 8' 10" ( 3.63m x 2.69m )

A bright rear-facing bedroom with a double-glazed window, modern laminate flooring, and a central radiator.

## Bedroom Three

9' 11" x 7' 1" ( 3.02m x 2.16m )

A front-facing bedroom with a double-glazed window, modern laminate flooring, and a central radiator.

## Bathroom

9' 5" x 6' 8" ( 2.87m x 2.03m )

A contemporary bathroom with a front-facing double-glazed window, fitted with a WC, wash basin, bath, and a walk-in shower. The space is complemented by a central radiator and modern laminate flooring.

## Loft Space

A useful loft space with small access, offering potential for storage.

## Rear Garden

A generous rear garden with fenced borders, providing a private and secure outdoor space.

## Parking

On-street parking is available to the front of the property.



**welcome to**

## **Standale Avenue, Pudsey**

- NEWLY REFURBISHED
- LARGE REAR GARDEN
- NO CHAIN
- GREAT TRANSPORT LINKS
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PDY116346 - 0002

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