

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westdale Drive

Pudsey, LS28 7HZ

Offers Over £400,000



Council Tax: A



# 56 Westdale Drive

Pudsey, LS28 7HZ

## Offers Over £400,000



- Immaculate condition and design
- Substantially extended
- High quality interior features
- Open-plan reception rooms
- Luxurious landscaped garden with hot tub
- Modern open-plan kitchen with island
- Four spacious double bedrooms
- Master bedroom with en-suite and dressing room
- Recently refurbished bathrooms
- Convenient location with strong local community

This immaculate semi-detached property boasts high-quality interiors and quality design, substantially extended and has an amazing landscaped garden, with HOT TUB making it the perfect family home in a convenient location. **MUST BE SEEN TO BE APPRECIATED**

Introducing this immaculate SEMI detached property boasting a high-quality interior, recently renovated and substantially extended. Situated in a strong local community, this property offers easy access to public transport links, nearby schools, and local amenities. With its unique design features, this property is sure to catch your attention.

From the entrance porch, step inside the stunning open-plan reception room, with underfloor heating to the ground floor reception rooms and bedroom, complete with bespoke storage units and a media unit. The large windows offer a beautiful garden view, and there is plenty of space for a family table, in the dining area. Adjacent to this is the wonderful KITCHEN, with bi-fold doors leading to the fully landscaped rear garden. This garden is a paradise with its sun patio, lawn, stone store/workshop, and even a brick pizza oven/BBQ. Plus, don't miss the ECO HOT TUB which is heated with logs for ultimate relaxation.

The open-plan KITCHEN is a dream for any culinary enthusiast, featuring a kitchen island, modern appliances, and ample natural light. The dining space is perfect for entertaining guests, and there is even an American fridge freezer. Bespoke storage units and quartz worktops add a touch of luxury, while the bi-fold doors create a seamless transition between indoor and outdoor living.

This property offers FOUR DOUBLE bedrooms, each with its own unique features. Bedroom 1 on the ground floor is spacious and includes an en-suite and a bespoke fitted dressing room, with large sliding doors. Bedroom 2 features built-in wardrobes, while bedroom 3 is newly refurbished with a Velux type window. Bedroom 4 is also a generous size and stands out with its laminated flooring.

Completing this property are TWO bathrooms, with HOUSE bathroom recently refurbished and featuring a rain shower, white suite, and tiled walls and floor.

Ideal for families, this property ticks all the boxes for comfortable and stylish living. Don't miss out on the opportunity to make this unique property your own.

Situated in a perfect spot to access all the amenities in PUDSEY, well regarded schools and fantastic transport links to both Leeds and Bradford.

Tel: 0113 257 6198

## FRONT ENTRANCE PORCH

## LIVING ROOM/DINING/KITCHEN

33'9" x 11'1" (10.30 x 3.40)

## MAIN BEDROOM

13'5" x 9'7" (4.10 x 2.93)

## DRESSING ROOM

## EN-SUITE BATHROOM

8'10" x 6'11" (2.70 x 2.12)

## BEDROOM TWO

14'7" x 7'6" (4.47 x 2.29)

## BEDROOM THREE

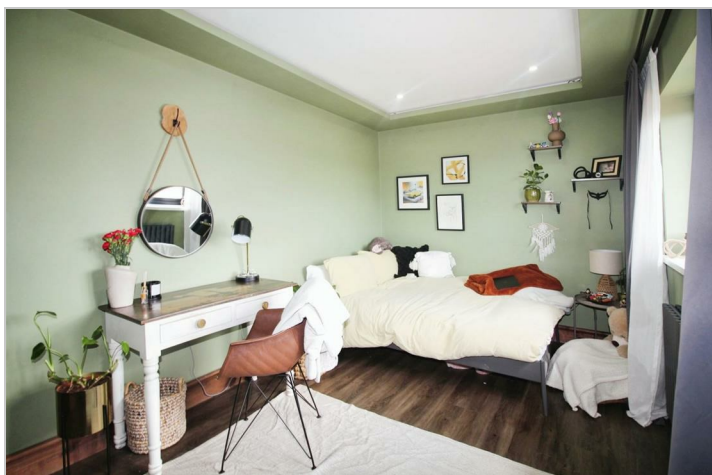
14'4" x 8'9" (4.38 x 2.69)

## BEDROOM FOUR

10'7" x 9'5" (3.25 x 2.88)

## HOUSE BATHROOM

6'7" x 6'0" (2.01 x 1.84)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Ground Floor**

**First Floor**

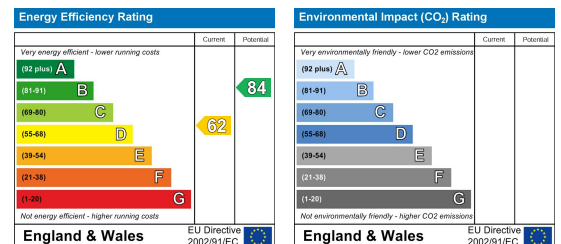
Total floor area 116.8 m<sup>2</sup> (1,257 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.