

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Galloway Grove

Pudsey, LS28 7FT

£499,000



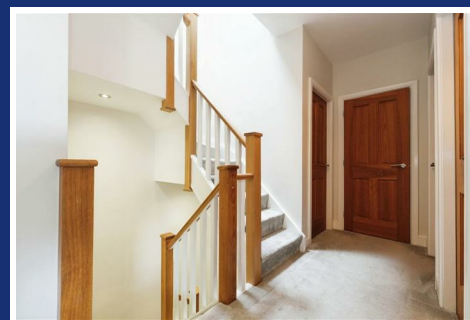
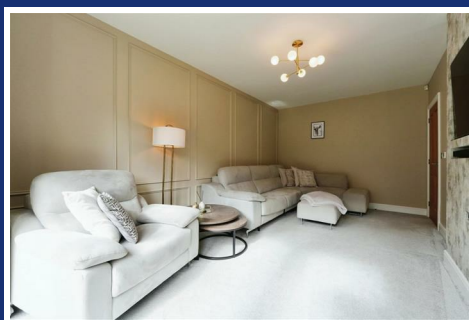
Council Tax: E



# 32 Galloway Grove

Pudsey, LS28 7FT

£499,000



- Immaculate modern detached property
- Six spacious double bedrooms with wardrobes
- Three luxurious bathrooms, two en-suite
- Stunning family kitchen/dining flooded with light
- Two reception rooms with garden view
- Detached garage with two-car driveway
- Downstairs cloakroom and utility room
- Three floors of living space
- Underfloor heating with individual thermostats
- Landscaped level garden

This is a luxurious SIX-bedroom family detached property with immaculate design, high-quality finishes, arranged over 3 floors with everything required for modern living, perfect for the larger family in a strong local community. **MUST BE SEEN** to be fully appreciated.

For sale is this immaculate, DETACHED property, a testament to exceptional living. This grand residence boasts SIX spacious double BEDROOMS, four are equipped with built-in wardrobes for ample storage. The MAIN bedroom is enhanced by an en-suite and a recessed dressing room, the fifth and sixth bedrooms, located on the second floor, offer under-eaves storage, dual windows, and spot lighting, creating an atmosphere of warmth and comfort.

The property features THREE luxurious bathrooms, each meticulously designed with tiled floors and walls. The first-floor house bathroom includes a bath and separate shower with a vanity-style sink. The en-suite master bathroom boasts a rain shower, while the third bathroom, on the second floor offers a shower cubicle and vanity sink, both accentuated with spotlighting.

The heart of this home is the stunning FAMILY sized kitchen, flooded with natural light from dual aspect windows. High gloss units and drawers, under unit lighting, integrated appliances, and a breakfast table create a perfect environment for family gatherings. The quality-tiled floor leads to a dining area, setting the stage for memorable meals.

The property also offers TWO reception rooms, the first with a beautiful garden view, bi-folding doors, and access to the garden. The second room is perfectly suited as a home office or study, allowing for a superb work-from-home setup.

Located in a strong local community with excellent public transport links, local amenities, and quiet walking and cycling routes, this home is ideal for families and extended families. Unique features such as a garage, a landscaped level garden, a two-car driveway, and three floors of living space make this property an ideal place to call home. The entrance hall with individual digital thermostats for the downstairs underfloor heating adds a touch of modern luxury and the DOWNSTAIRS cloakroom/wc and separate UTILITY room are both practical and well furnished.

Tel: 0113 257 6198



## ENTRANCE HALL

## DOWNSTAIRS CLOAKROOM

## LIVING ROOM

15'0" x 10'2" (4.58 x 3.10)

## FAMILY KITCHEN/DINING

21'11" x 10'2" (6.70 x 3.10)

## UTILITY ROOM

6'7" x 5'2" (2.01 x 1.60)

## BEDROOM ONE

12'9" x 11'1" (3.89 x 3.40)

## BEDROOM TWO

10'9" x 9'1" (3.28 x 2.77)

## BEDROOM THREE

12'11" x 11'3" (3.96 x 3.43)

## BEDROOM FOUR

13'1" x 10'0" (3.99 x 3.05)

## BEDROOM FIVE

10'11" x 8'7" (3.35 x 2.64)

## BEDROOM SIX

10'7" x 7'9" (3.25 x 2.37)

## HOUSE BATHROOM

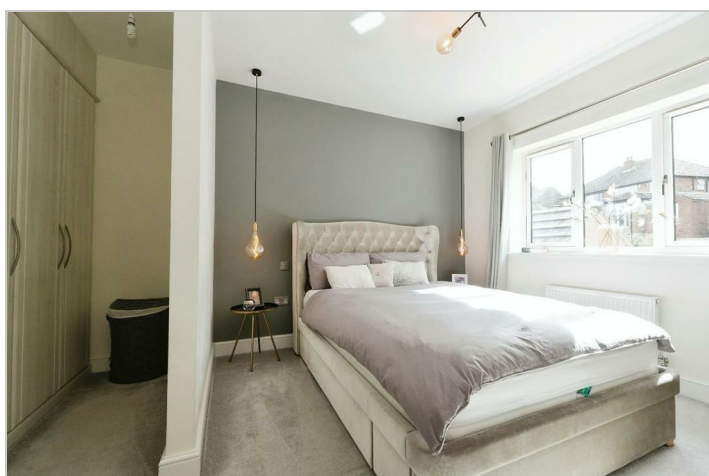
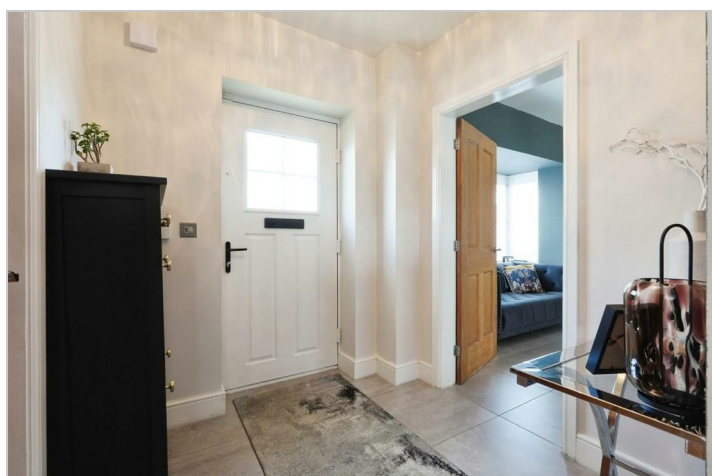
8'7" x 5'2" (2.64 x 1.60)

## EN-SUITE

6'7" x 5'2" (2.01 x 1.60)

## HOUSE SHOWER-ROOM

6'2" x 5'1" (1.88 x 1.55)



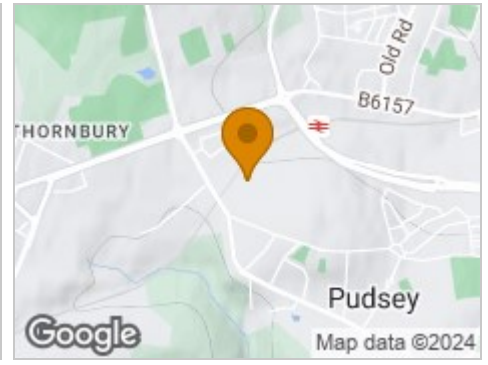
## Road Map



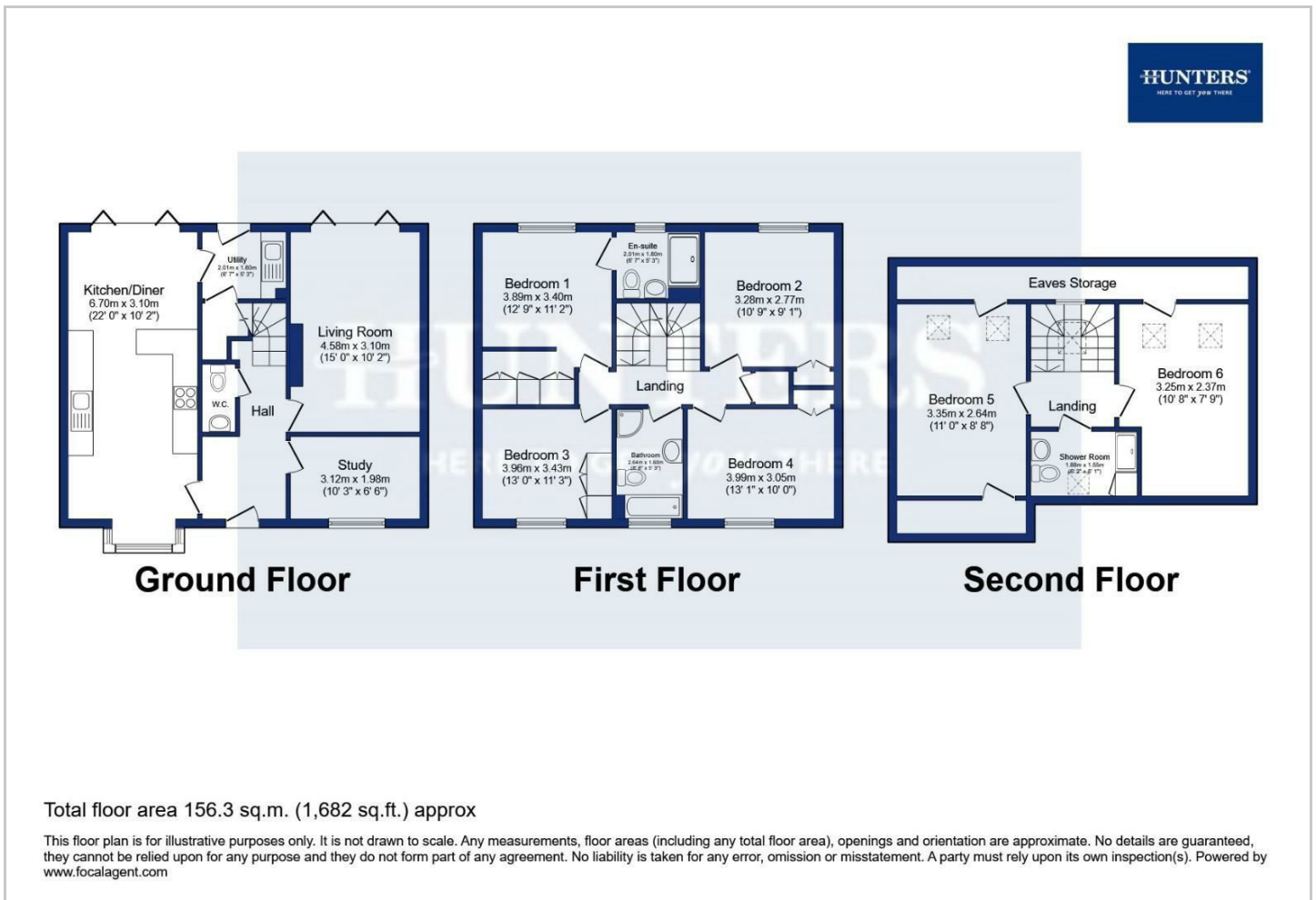
## Hybrid Map



## Terrain Map



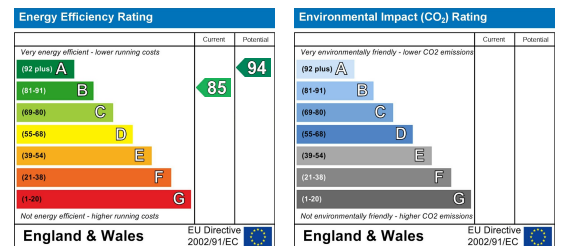
## Floor Plan



## 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.