



New Street, Pudsey, LS28 8PE

£699,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# New Street, Pudsey, LS28 8PE

**£699,000**

- Victorian period detached property, 1850
  - Rare to market opportunity
- Immaculate condition with two individual reception rooms
  - Four unique bedrooms & two bathrooms
    - Beautiful mature garden
    - Stunning kitchen with range cooker
- Separate utility room and downstairs WC
  - Large detached garage
  - Spacious conservatory
  - Well regarded location





Welcome to this true GEM, meticulously maintained DETACHED property that is brimming with charm and character. With its roots dating back to the Victorian period of 1850, this beautiful home offers a unique blend of history and modern living. It has been kept in an immaculate condition retaining some of the original features still intact, adding to the property's allure.

The house boasts four great bedrooms, each with its own distinct character. Bedrooms one, two and three are spacious doubles with period fireplaces, while the fourth bedroom is a generous single room, perfect for a home office or guest room. Both bathrooms are tastefully designed, the HOUSE BATHROOM with a white suite and vanity style sink, and the other shower-room is fully tiled with a corner shower cubicle.

The heart of the home is the stunning KITCHEN, complete with a range cooker, ample storage units, and a door that opens onto the beautiful garden. The property also features a separate utility room, making laundry a breeze. The main entrance HALL is accessed from the side elevation and has a wonderful original tiled floor, in great condition. The inner hallway is currently utilised as a working study area and features a unique secondary staircase. There is access from the inner hallway to the cellar room, which is used as a workshop, with light & power supply and a unique covered water-well.

Two charming reception rooms offer plenty of space for relaxation and socialising. The first is a large combined LIVING/DINING ROOM with wonderful high ceilings, a beautiful bay window, engineered oak flooring, with access to the large CONSERVATORY with great garden views, tiled flooring with underfloor heating. The second reception room, is used as a snug sitting area, comes with a recessed fireplace, for cosy evenings and a charming side bay window.

The property's exterior is just as impressive, with a stunning landscaped garden, a gated block paved drive leading to a large DETACHED garage with remote door and internal power/light, behind the garage is potting shed and a log store. A brick and timber summer house has been built to create a wonderful outdoor space with a working chimney. The rest of the garden is well stocked with green shrubs and a variety of coloured flowering plants, a pond and several garden features creating an oasis of quiet and tranquillity.

Attached to the side of the house is a lockable store, which runs the length of the side and has shelving and light for all sorts of storage needs.

The location of the house is convenient to access the local park, shops and well-regarded schools in the immediate area, if you love walking or cycling, you'll be delighted with the nearby parks and routes in the wider area.

In our opinion this individual property is quite unique and will impress, ideal for families and couples looking for an individual home in a well-regarded location with excellent local amenities, schools, and public transport links.



KITCHEN  
15'6" x 9'0"

LIVING/DINING ROOM  
19'3" x 15'9"

STUDY  
19'1" x 6'5"

SNUG  
15'9" x 12'10"

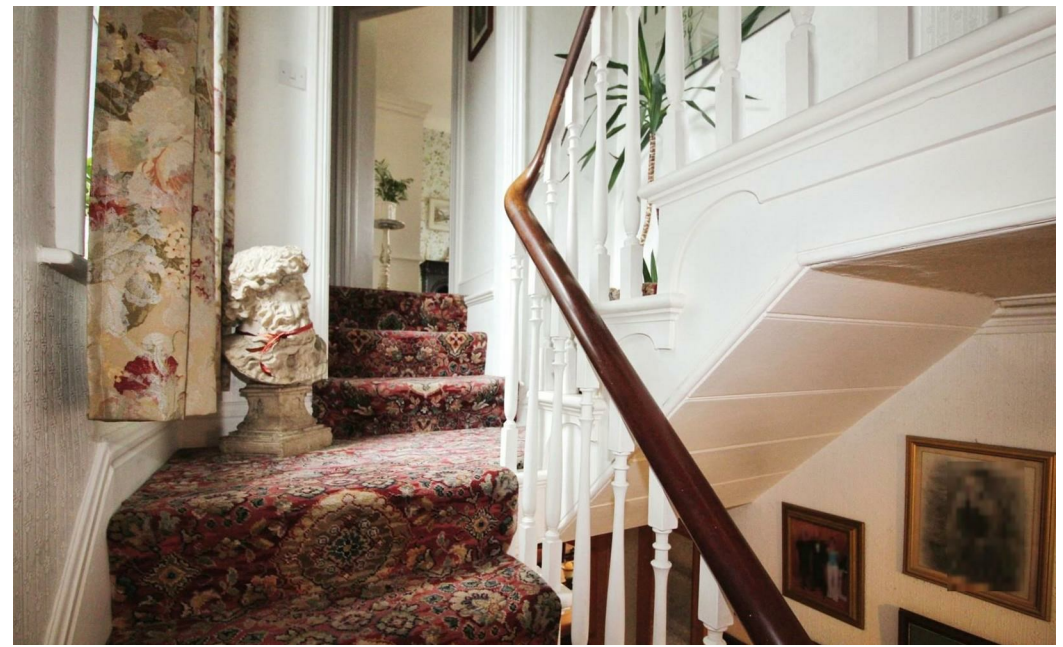
UTILITY  
9'0" x 6'0"

HALLWAY  
13'4" x 6'3"

WC  
4'2" x 3'7"

CONSERVATORY  
17'7" x 9'0"

STORE  
25'5" x 2'11"



CELLAR  
18'0" x 9'6"

BEDROOM  
15'4" x 12'2"

BEDROOM  
13'0" x 12'10"

BEDROOM  
12'2" x 8'10"

BEDROOM  
10'6" x 5'5"

BATHROOM  
13'1" x 6'3"

SHOWER ROOM  
6'3" x 4'6"

GARAGE  
18'6" x 15'0"



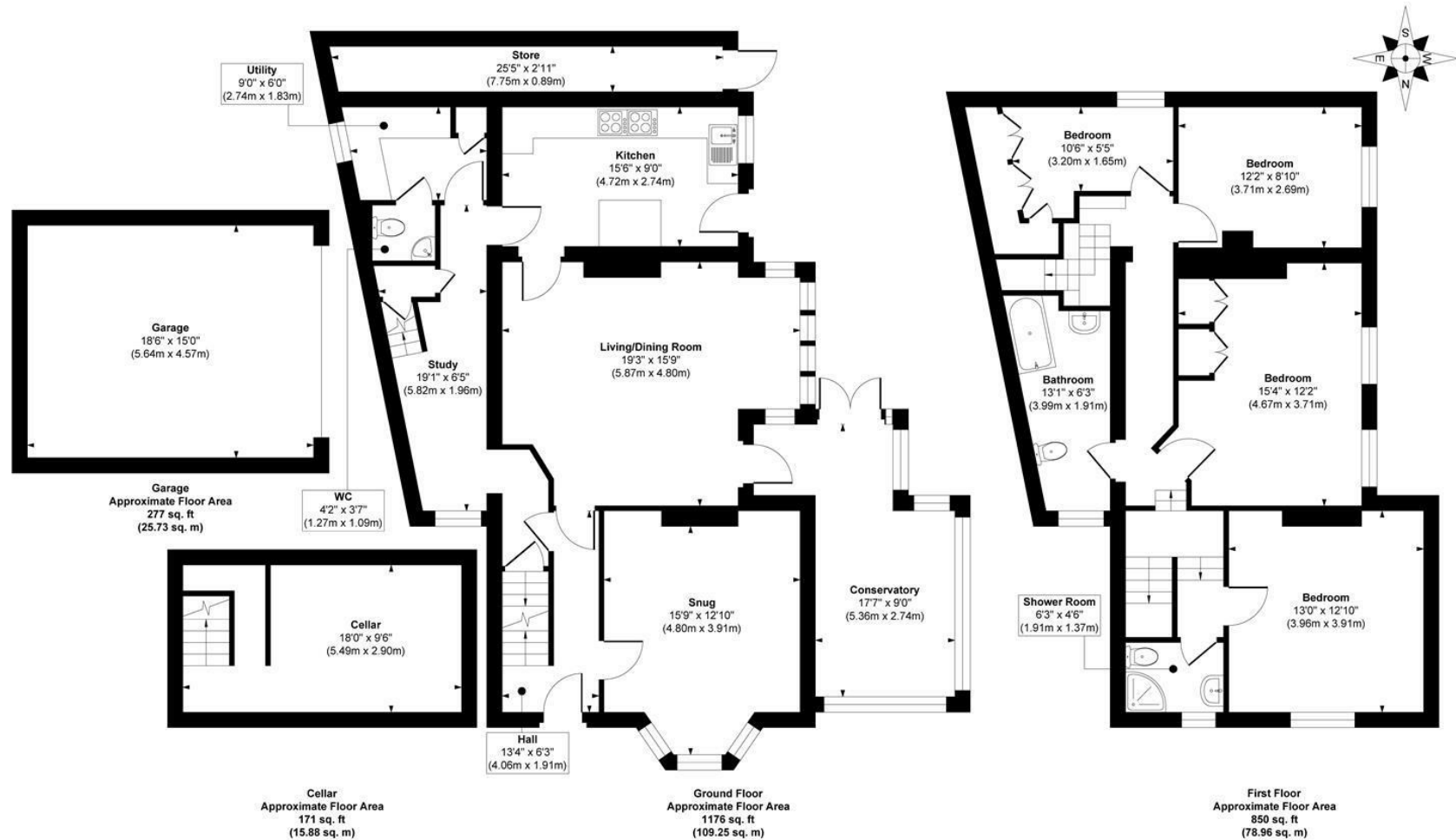
| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
|   |  | 61      | 81        |

England & Wales  
 EU Directive 2002/91/EC

**DISCLAIMER**

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.

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**Approx. Gross Internal Floor Area 2474 sq. ft / 229.82 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
0113 257 6198 | Website: [www.hunters.com](http://www.hunters.com)

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