



Waterloo Road, Pudsey, LS28 8LQ

£695,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Waterloo Road, Pudsey, LS28 8LQ

**£695,000**

- Impressive Detached family home
  - Random stone built in 1968
  - Three reception rooms
  - Four double bedrooms
    - Two bathrooms
- Bespoke kitchen & separate utility
  - Attached integral garage
  - Expansive rear garden
  - Wonderful field views
- Large driveway with 4/5 car parking





KITCHEN  
21'7" x 9'8"

DINING ROOM  
12'5" x 9'10"

SNUG  
9'10" x 9'7"

SITTING ROOM  
20'10" x 11'4"

CONSERVATORY  
18'6" x 9'8"

UTILITY ROOM  
8'2" x 8'0"

DOWNSTAIRS BATHROOM  
8'8" x 6'0"

DOWNSTAIRS SEPARATE WC  
7'3" x 2'7"

BEDROOM ONE  
13'2" x 11'5"



BEDROOM TWO  
12'5" x 9'10"

BEDROOM THREE  
9'10" x 9'8"

BEDROOM FOUR  
11'5" x 7'6"

BATHROOM (FIRST FLOOR)  
8'9" x 6'2"

INTEGRAL GARAGE  
8'9" x 6'2"



Rare opportunity to acquire this impressive DETACHED house, built in random stone, on the outskirts of Pudsey overlooking farmland. The area has excellent transport links to both Leeds and Bradford, with nearby schools, local amenities, green spaces, walking and cycling routes. This property, originally constructed in 1968, has been extended, maintaining its random stone features, with Everest double glazing, a fully operational gas central heating system and a security alarm system.

The property, in good condition and well-presented throughout, comprises three spacious reception rooms, and a SMALLBONE bespoke fitted KITCHEN with granite worktops, waste disposal, a Brittany gas cooker, fridge, dishwasher, built-in oak breakfast table, and with an opening leading to the dining room. The separate utility room provides internal access to the attached single garage with new Garolla electric door, light and power and housing the gas central heating boiler.

The ENTRANCE HALL is welcoming with the original spindled staircase and with access to a convenient downstairs WC and the wet room. The SITTING ROOM is both spacious and elegant with coving and a MARBLE fireplace with living flame gas fire, the second reception room is a cosy snug also with coving and double doors that lead to the delightful conservatory, the third reception is the dining room, which has quality laminated flooring and is part open to the wonderful bespoke kitchen.

To the rear of the house is the large AMDEGA bespoke CONSERVATORY which is a real feature of this family home, constructed from Canadian red cedar, also having quality laminate flooring and sun blinds which allow the room to be used all year round with



wonderful garden views and direct access to the semi-circular sun patio.

The property boasts FOUR DOUBLE bedrooms. The first bedroom comes with built in wardrobes and stunning rear field views, the second and third bedrooms also have long distance views, the fourth bedroom is to the front of the house. There are two bathrooms, one large family bathroom on the first floor with bath and separate power shower, half tiled walls and a tiled floor. There is a wet-room on the ground floor with mains powered shower, pedestal washbasin and fully tiled walls.

The exterior of the property features a large driveway with parking for 4/5 cars and access to the attached garage.

At the rear is a semi-circular sun patio and a beautiful conservatory. Beyond the patio is an expansive grassed lawn, which is very private and perfect for outdoor family entertainment. The property is ideal for families, with the elevated sun patio offering wonderful field views and perfect for alfresco dining.

The location is both quiet and convenient, with the advantage of having a semi-rural vibe at the rear and convenient to access the schools and local amenities in the area. Pudsey is a historic market town offering a vast range of local facilities ideally located for access to major motorway links. The property is situated within 1 mile of the Owlcotes Centre, with M & S and Asda on the doorstep, plus Pudsey railway station and the ring road for commuting links to Leeds and Bradford and within 8 miles to Leeds & Bradford airport and the motorway network.

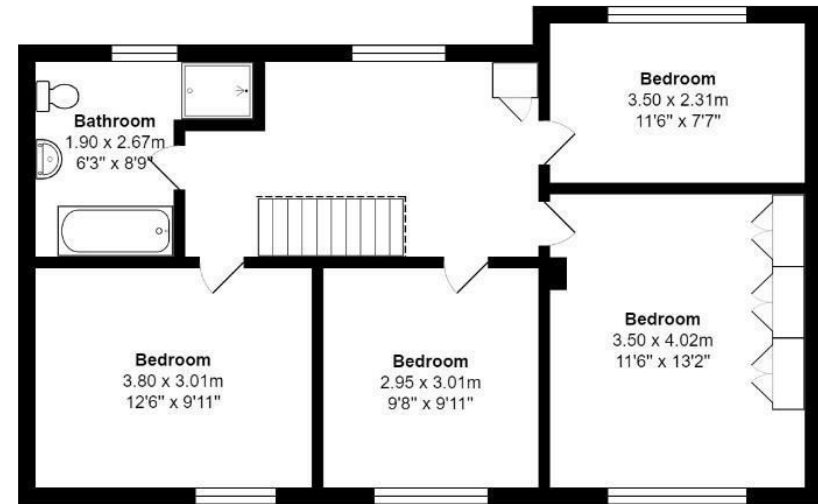
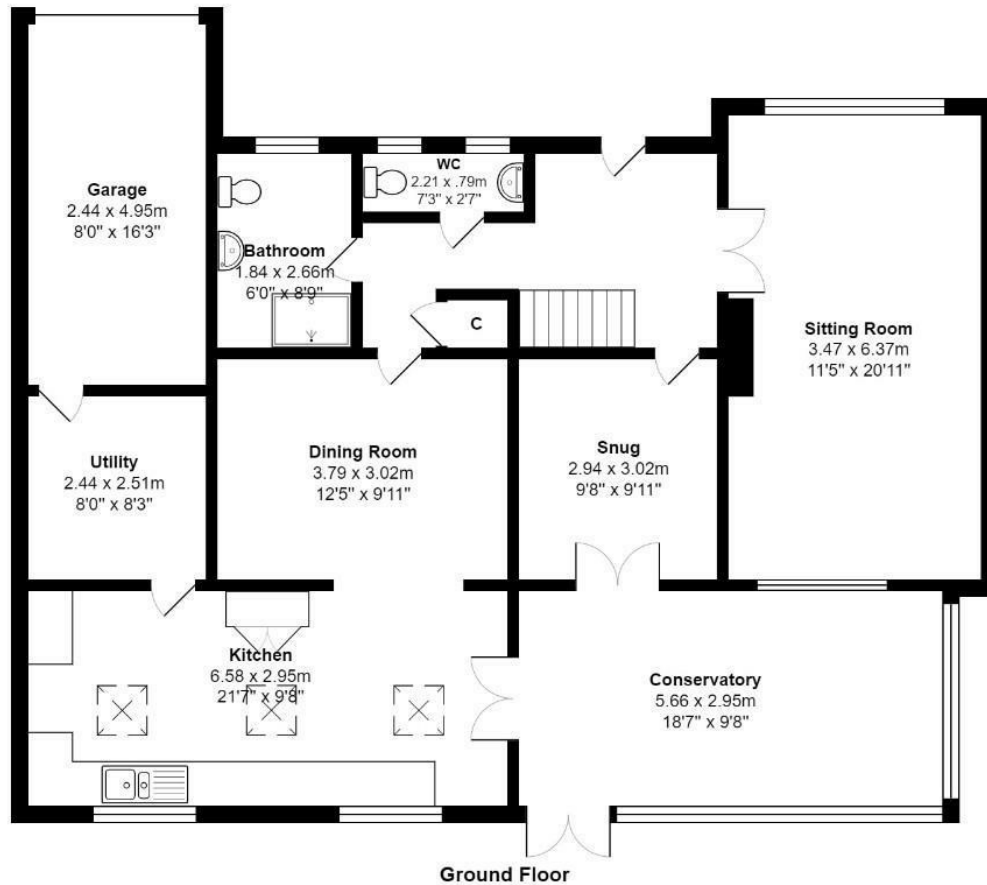


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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Total Area: 185.3 m<sup>2</sup> ... 1994 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### **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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