



Alexandra Road, Pudsey, LS28 8BX

£625,000

HUNTERS[®]
EXCLUSIVE



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- FOUR thoughtfully designed bedrooms
 - OPEN-PLAN kitchen with pantry
 - Three integrated ovens
 - Downstairs W/C
- Spacious room sizes with FITTED STORAGE
 - Granite kitchen worktops
 - STUNNING landscaped garden
 - Log burner style gas fires
 - High ceilings throughout
- Accessible public transport links





Presenting this CHARMING, one-of-a-kind property for sale. This inviting home, which is immaculately presented, boasts FOUR BEDROOMS, a house bathroom, additional W/C and en-suite, separate AND integrated reception rooms to an OPEN-PLAN kitchen, all designed with a blend of classic and contemporary styles.

The FOUR bedrooms are thoughtfully designed, each with its own unique features. The spacious master bedroom comes with extensive BUILT-IN WARDROBES. Bedroom two, a well-sized double, also benefits from built-in wardrobes and an abundance of natural light. The third bedroom, another double but currently dressed as a single, has an en-suite and overlooks the rear garden of the property. The fourth is a single bedroom that could also serve as a potential HOME OFFICE.

The BATHROOM is tastefully decorated with a heated towel rail and a shower/bath combination. The OPEN-PLAN kitchen offers excellent storage, natural light, a separate PANTRY and LAUNDRY ROOM, three integrated ovens, a Neff induction hob, GRANITE worktops, a breakfast bar, and a Karndeen floor. The kitchen also opens to a dining space and the rear patio doors, making it ideal for entertaining.



The beautifully landscaped GARDEN is a real showstopper. An Indian granite patio overlooking the STUNNING rear grounds on the property provides an excellent place to host or even just sit back and relax. With a greenhouse and raised planters, and a separate fruit and vegetable nursery to the bottom, it's a gardeners dream!

The reception rooms both feature high ceilings and log burner style gas fires with marble mantles. The FAMILY SNUG seamlessly opens up to the kitchen diner, while the LIVING ROOM is separate, boasting a grand bay window and carpet floors.

The property is within a strong local community, near schools and local amenities, and accessible to public transport links. Unique features include the properties high ceilings and open plan layout, an electric garage, an amazing rear garden, a pantry, and an additional en-suite and W/C . With an EPC rating of C and a council tax band E, this home is ideally suited for families and couples.



FRONT PORCH

ENTRANCE HALL
9'9" x 10'9"

DINING KITCHEN
27'7" x 25'9"

SIDE PORCH

LAUNDRY ROOM

FAMILY SNUG
12'3" x 12'5"

W/C
6'0" x 6'9"

LIVING ROOM
12'3" x 14'11"

LANDING

MAIN BEDROOM
12'3" x 14'11"



BEDROOM TWO
12'3" x 12'5"

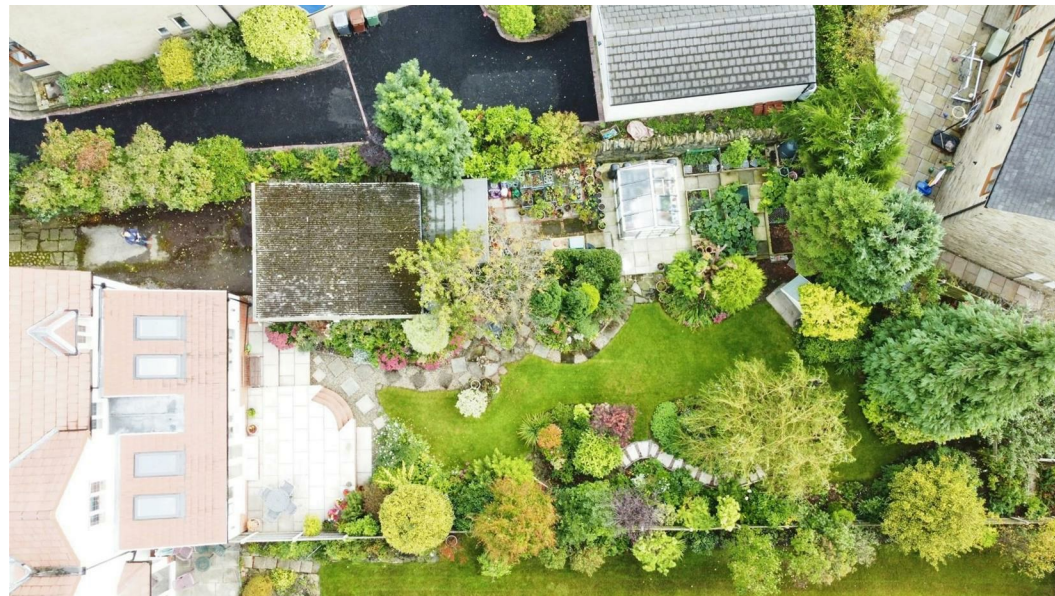
BEDROOM THREE
11'6" x 11'3"

ENSUITE
3'10" x 6'0"

BATHROOM
8'1" x 9'7"

BEDROOM FOUR
9'8" x 6'5"

GARAGE
16'2" x 19'8"

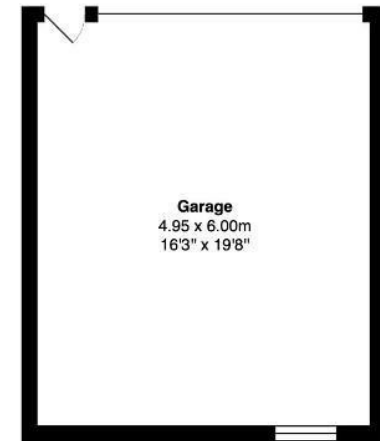
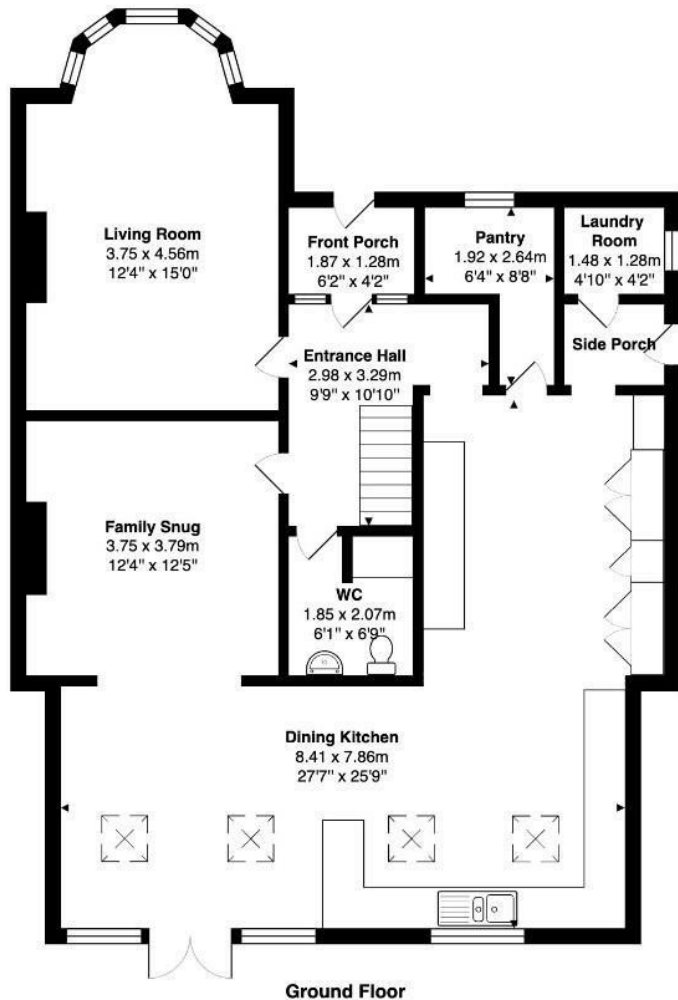


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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Total Area: 205.1 m² ... 2208 ft²

All measurements are approximate and for display purposes only

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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