



Foxholes Lane, Pudsey, LS28 5NS

£675,000

HUNTERS[®]
EXCLUSIVE



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- IMMACULATE semi-detached house
 - Heart-warming reception room
- Fully integrated kitchen/sitting/diner
 - Amazing SOUTH-FACING garden
 - Wonderful garden
- FOUR spacious bedrooms
 - Modern bathroom
 - Wood-burning stove
- SUMMERHOUSE with sauna
 - Parking for several cars





DINING KITCHEN
25'7" x 20'2"

LIVING ROOM
21'3" x 12'3"

BEDROOM
10'10" x 10'10"

BEDROOM
10'10" x 9'10"

BATHROOM
9'6" x 6'9"

WC
5'6" x 2'7"

HALLWAY

STORE/OUTER BUILDING
31'0" x 10'2"

BEDROOM
14'0" x 11'1"

WC
5'6" x 3'11"



BEDROOM
19'8" x 12'2"

SUMMER HOUSE
12'8" x 12'0"



Welcome to this immaculate semi-detached house, which is truly DECEPTIVE and is a home full of delightful features and charm, waiting for its new owners. With a heart-warming reception room that invites you in for cosy family time and a large front window that lets in plenty of natural light, this house instantly feels like home.

The amazing KITCHEN/SITTING ROOM/DINER is truly the heart of the house, fully integrated with high-quality gloss units, LED spot lighting and a breakfast table for those early morning coffee sessions. You'll fall in love with the open staircase and the wood-burning stove that adds a rustic touch. The rear of the property opens up to the beautiful garden, inviting the outside in and creating a perfect blend of indoor/outdoor living.

The house offers FOUR spacious bedrooms, with the first bedroom boasting eaves storage, sloping ceilings and a stunning view of the fields from the Velux window. The second bedroom is also a double with a Velux type window and a dressing room area. The third bedroom is spacious and perfect for guests, while the fourth bedroom features built-in wardrobes.

The family BATHROOM is located on the ground floor and comprises a bath & shower cubicle, tiled floor and walls, and a separate toilet/cloakroom. The property also benefits from another W/C, located on the first floor, and comes with a heated towel rail and a vanity washbasin and toilet.

Unique features include off road parking for several cars at the front, a SUMMERHOUSE with a sauna, hot tub, and a large and partial landscaped beautiful south-facing garden that backs onto greenbelt, providing lovely field views at the rear. The garden also features a children's play area, outside decking, metal & wooden sheds, and is gated to fields. As a bonus, there is a gym/workshop and a utility room created from the garage.

The location is perfect for families and couples, with nearby well-regarded primary schools, local village amenities, green spaces, parks, walking and cycling routes, and a strong local community. This property is in a quiet location, ideal for those seeking peace and tranquility. Not too far from the hustle of the Leeds ring road, with links to the motorway network and Leeds/Bradford airport.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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: 204.0 m² ... 2196 ft²

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

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