

# HUNTERS®

HERE TO GET *you* THERE



## Lodge Road

Pudsey, LS28 7LY

Offers Over £315,000



Council Tax: C





# 8 Lodge Road

Pudsey, LS28 7LY

## Offers Over £315,000



- Stunning large semi-detached home
- Beautiful period features
- Open-plan kitchen-diner
- Large conservatory extension
- Secure private garden with garage
- Off-street parking for multiple cars
- Walking distance to town centre, schools and amenities
- Well-maintained with modern yet classic touches
- Potential to extend subject to planning permission

This BEAUTIFUL semi-detached home features an OPEN-PLAN kitchen-diner leading to a large CONSERVATORY extension, a separate reception room with stunning bay windows, THREE well-sized bedrooms, a fresh bathroom suite, all complemented by a private garden with GARAGE and OFF-STREET PARKING, all within walking distance to the town centre, public transport and excellent schools.

Welcome to this charming, semi-detached home that's now up for sale! The property has been well-maintained and neutrally decorated, allowing you to easily add your own unique touch. If desired, there is even space to further extend the property, subject to planning permission, to create even more accommodation within the fantastic home.

As you enter, you are met with a magnificent boat room PORCH, benefitting from a tiled floor and stained-glass windows. This splendid home offers a separate LIVING ROOM, a perfect sanctuary with stunning bay windows and a cosy gas fire. The room is tastefully decorated in modern neutral tones with wooden flooring, making it an ideal space for accommodate family.

The heart of the home is the bright OPEN PLAN KITCHEN-DINER. The kitchen flows into a large DINING SPACE and conservatory extension, creating a warm and welcoming hub for family meals and hosting larger events. The kitchen features an integrated oven, under cupboard lighting and brushed steel handles for a perfect blend of MODERN YET CLASSIC. The dining space benefits from an exposed brick fireplace, housing a wood-burning fire and patio doors to a large CONSERVATORY with central heating and garden access.

The property boasts THREE charming bedrooms. The main double bedroom is a large double with a lovely bay window and an abundance of natural light. The second bedroom is also a double and offers a calming garden view and fitted wardrobes. The third bedroom is a well-sized single, offering the flexibility to double as a HOME OFFICE if desired.

The BATHROOM is refreshing with a marine-blue tiled suite, featuring both a bath and shower and a separate W/C, providing the best of both worlds.

Outside, the property features OFF-STREET PARKING and a GARAGE with power and alarm. The property also boasts many period features internally, and benefits from the large conservatory extension and a secure private GARDEN, ideal for couples and families alike.

Located within walking distance to PUDSEY town centre, local amenities and schools, with excellent public transport links, this property is in a highly sought-after location. It's also conveniently near the Ring Road to Leeds and connecting motorway links the M1 & M62. This beautifully maintained property is waiting for you to make it your own! Come and see for yourself.

Tel: 0113 257 6198

## PORCH

## HALLWAY

## LIVING ROOM

12'11" x 10'2" (3.95 x 3.10m)

## KITCHEN DINER

19'0" x 11'10" (5.81 x 3.63m)

## CONSERVATORY

8'5" x 9'3" (2.58 x 2.84m)

## LANDING

## BEDROOM ONE

11'7" x 10'1" (3.54 x 3.09m)

## BEDROOM TWO

11'1" x 11'10" (3.39 x 3.63m)

## BEDROOM THREE

6'11" x 9'9" (2.11 x 2.99m)

## BATHROOM

4'11" x 8'0" (1.50 x 2.45m)

## W/C

2'0" x 5'2" (0.61m x 1.57m)

## GARDEN & GARAGE



Road Map



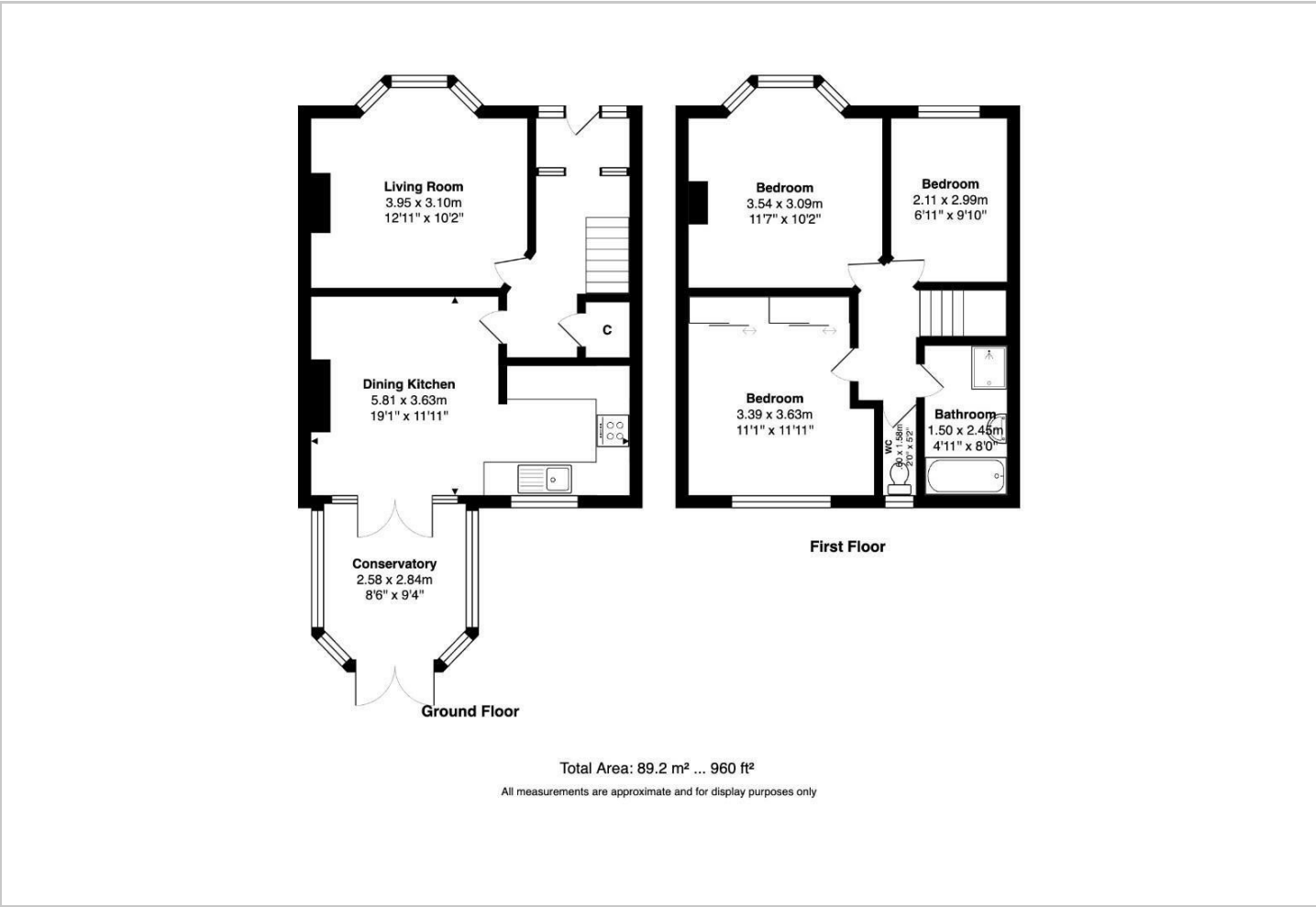
Hybrid Map



Terrain Map



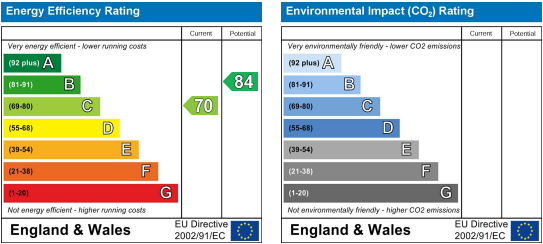
Floor Plan



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.