

HUNTERS®

HERE TO GET *you* THERE



Roker Lane
Pudsey, LS28 9NA

£290,000

4 2 1 B
Council Tax: C



45 Roker Lane

Pudsey, LS28 9NA

£290,000



- Substantially extended family home
- Four charming bedrooms
- Off-street parking accessed from quiet cul-de-sac
- Open-plan kitchen diner
- Spacious through living room with study space
- Separate plumbed utility
- South-facing garden patio
- Solar panel system
- Two fresh bathroom suites
- Excellent local amenities and walking routes

Welcome to this EXTENDED SEMI-DETACHED house, a unique gem for sale with a cosy corner plot with off-street parking located in a QUIET CUL-DE-SAC at the rear. The neighbourhood is perfectly balanced with convenient public transport links, excellent local schools, and a variety of amenities within easy reach. Not to forget the delightful walking routes that are nearby!

This home has been neutrally decorated and SUBSTANTIALLY EXTENDED, ready for you to move right in and make it your own. It offers a comfortable layout with practical living areas, including a large reception room, a well-sized kitchen diner, separate utility, FOUR bedrooms and TWO bathrooms.

The RECEPTION ROOM is a through lounge featuring a versatile study space, boasting a beautiful hardwood flooring, a feature wooden mantle, and plenty of natural light flooding in from the large front window and the French doors that lead to the rear.

The KITCHEN is ideal for hosting, featuring a range style cooker with a tiled splashback, gorgeous slate-tiled flooring, and French doors to the rear. It offers an open-plan dining area and a separate plumbed UTILITY ROOM.

The FOUR BEDROOMS are all unique and offer a blank canvas for your personal touch. The main bedroom is a double with deep fitted wardrobes, a ceiling fan, and an ensuite bathroom. This ENSUITE is a calming space to unwind, with half-height tiled walls, a bath, and storage space, even boasting the room to fit a separate shower if reconfigured.

The second bedroom was the main room before the extension and offers great space and natural light. The third bedroom has carpet flooring with an elevated garden view, and the fourth is a lovely single room that could potentially be a used HOME OFFICE or a nursery if preferred. The main house BATHROOM is practical and fresh, with a shower in a tiled suite and a frosted window.

Externally, you'll find a corner plot garden and plenty of OFF-STREET PARKING on the drive at the rear. There is a SOUTH-FACING PATIO, ideal for summer barbecues. Amongst many other unique features, this home even benefits from SOLAR PANELS. With an EPC rating of B and a council tax band of C, this house is ideally suited for families and couples alike. A viewing is highly recommended to see what this home truly has to offer!

Tel: 0113 257 6198

DINING KITCHEN

19'5" x 9'1" (5.93m x 2.79m)

LIVING ROOM

25'11" x 10'9" (7.92m x 3.30m)

UTILITY ROOM

10'2" x 6'9" (3.11m x 2.08m)

BEDROOM ONE

13'5" x 9'10" (4.10m x 3.01m)

EN-SUITE

9'10" x 6'2" (3.01m x 1.89m)

BEDROOM TWO

14'3" x 8'11" (4.36m x 2.73m)

BEDROOM THREE

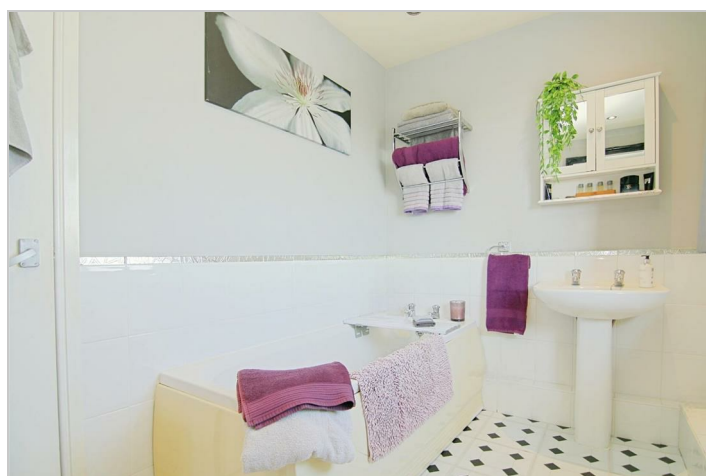
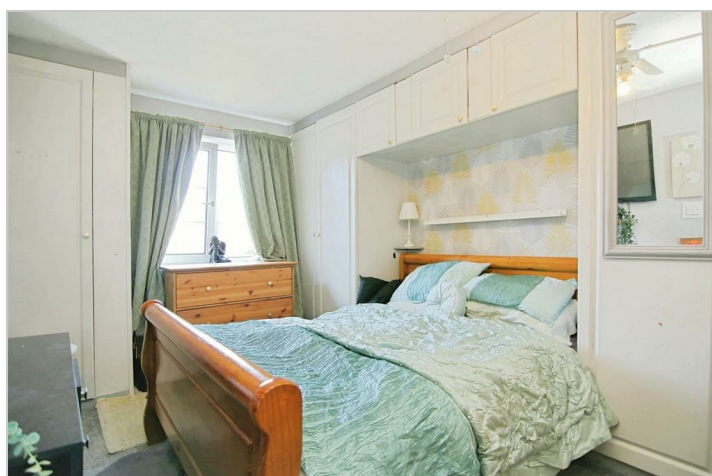
11'4" x 8'11" (3.47m x 2.73m)

BEDROOM FOUR

7'8" x 6'0" (2.35m x 1.85m)

BATHROOM

9'7" x 5'8" (2.94m x 1.73m)



Road Map



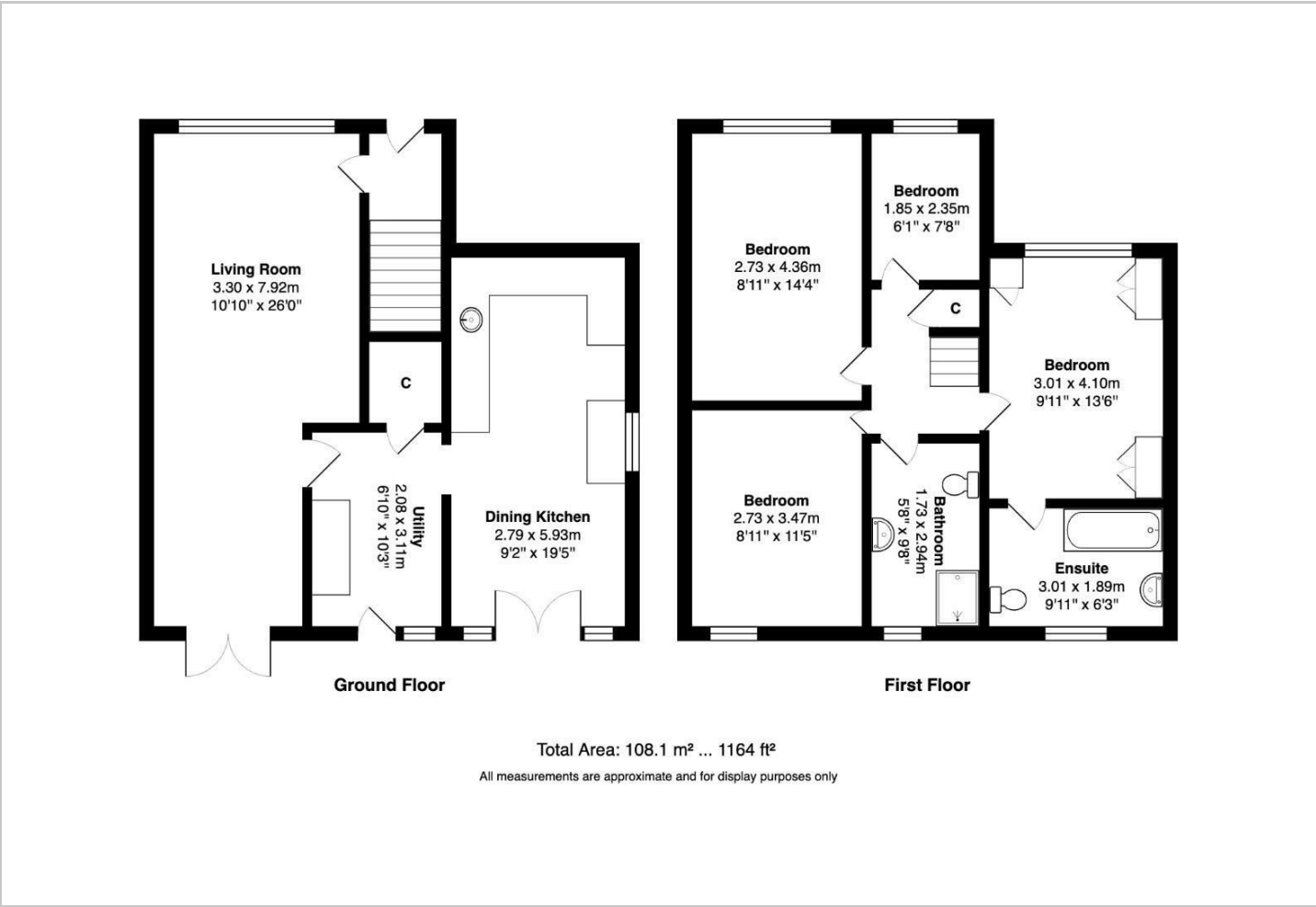
Hybrid Map



Terrain Map



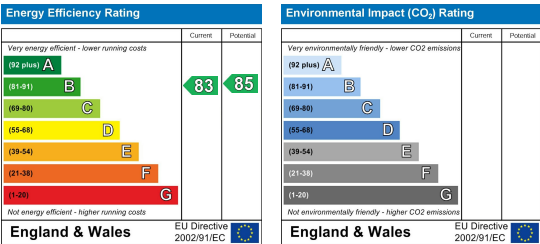
Floor Plan



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.