



Littlemoor Road, Pudsey, Leeds, LS28 8AP

Offers Over £550,000

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EXCLUSIVE



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Hunters Exclusive are proud to present this EXCEPTIONAL DETACHED property that is the perfect blend of traditional character and modern luxury. The property is in IMMACULATE condition with a GORGEOUS new refurb, boasting FOUR BEDROOMS, TWO bathrooms, TWO reception rooms, and a kitchen diner that is truly the heart of the home.

As you step inside, a spacious ENTRANCE HALL welcomes you, featuring original tiled flooring and a handy DOWNSTAIRS W/C. Off the hallway, are TWO stunning reception rooms, the first of which is a separate FAMILY ROOM bathed in natural light. It is beautifully decorated with a neutral inviting décor, a feature LOG BURNER, and original stained glass. The second reception room is versatile, also beautifully presented and makes for the perfect PLAYROOM with an arched doorway leading to the dining area.

The KITCHEN DINER is more than just a place to cook; it's the hub of the house, with a both dining space and a breakfast bar island. The contemporary sleek units, GRANITE worktops, and an integrated appliance from double oven to WINE FRIDGE make it a luxurious heart of the home. The kitchen basks in sunshine from the atrium skylight, and French doors to the garden make for the ideal space to host guests. A separate UTILITY not only adds to the wealth of storage space but is plumbed for white goods too!

The property boasts FOUR BEDROOMS. Bedroom one is a luxurious retreat, with fitted wardrobes and a fresh ensuite. Bedroom two and three are also doubles, with plush carpets facing each side of the home. Bedroom four, a single, currently serves as a nursery with a lovely feature panelling wall however is versatile and would make for a fantastic HOME OFFICE to suit to your family's needs.

The HOUSE BATHROOM is nothing short of a SPA-LIKE retreat with a freestanding bath, walk-in rain shower, ultra-modern tiled suite, and ample storage. The property also offers an ENSUITE for the main bedroom, featuring a three-piece white suite and heated towel rail.

The property sits on an EXTENSIVE PLOT with low maintenance gardens and a DETACHED DOUBLE GARAGE for additional storage and parking. For families, its proximity to public transport links, nearby schools, local amenities, and walking routes make it an ideal home. Do not miss out on this ONE-OF-A-KIND home and book a viewing today!





ENTRANCE HALL

5'3" x 8'1"

LIVING ROOM

13'11" x 17'10"

SITTING ROOM

9'9" x 12'11"

UTILITY

5'6" x 5'10"

DINING SPACE

15'7" x 11'11"

KITCHEN

12'8" x 19'9"

LANDING



BATHROOM

6'10" x 14'4"

BEDROOM ONE

16'6" x 13'8"

ENSUITE

6'10" x 4'5"

BEDROOM TWO

13'11" x 10'5"

BEDROOM THREE

10'5" x 10'5"

BEDROOM FOUR

9'4" x 7'2"

GARDENS & DRIVE





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: 161.7 m² ... 1740 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
EU Directive 2002/91/EC		
England & Wales		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0113 257 6198 | Website: www.hunters.com

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