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Troydale Gardens

Pudsey, LS28 9JZ

Guide Price £270,000



Council Tax: A



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- Extended semi on generous corner plot
- Spacious living with modern media wall
- Peaceful cul-de-sac with semi-rural feel
- Conservatory used as snug and bar with heating
- Stylish bathroom with rainfall shower
- Three double bedrooms plus separate study
- Gorgeous kitchen diner with log burning stove
- Ground floor W/C and utility porch
- Juliet balcony with tranquil field views
- South-facing garden with BBQ and outhouse

Welcome to a truly special, EXTENDED semi-detached home, perfectly positioned on a generous SOUTH-FACING corner plot in a quiet cul-de-sac with a wonderful SEMI-RURAL feel. This property well connected, yet boasts a tranquil setting, overlooking peaceful fields surrounded by wildlife – IDEAL for families eager for both comfort and a slice of countryside.

Step inside into a warm entrance hallway, and you'll find the inviting, large through LIVING ROOM adorned with tasteful décor, and a modern MEDIA WALL with a cosy electric fireplace (heat and effect). The space seamlessly flows into a stunning CONSERVATORY extension, which currently serves as a SNUG and BAR area. Complete with central heating and power, the conservatory is the ultimate spot for entertaining or unwinding year-round. The heart of the home is the shaker-style KITCHEN: any cook's dream, featuring a dual fuel LOG BURNING STOVE, charming Belfast sink, RANGE OVEN, and warm, cottage-inspired finishes. A practical UTILITY PORCH and handy downstairs W/C add to the home's convenience and family-friendly layout.

Upstairs, THREE generously sized DOUBLE BEDROOMS await. The main bedroom enjoys dual aspect views with a JULIET BALCONY overlooking the tranquil fields, creating a true haven. The second double bedroom, positioned at the rear, offers lovely views and FITTED WARDROBES; the third double bedroom also includes fitted wardrobes for plenty of storage. You'll also find a dedicated STUDY, perfect for a remote home office. The modern family BATHROOM is finished in calming grey tones and offers a luxurious RAIN SHOWER, heated towel rail, and frosted window for privacy.

Externally, enjoy a beautifully landscaped, low-maintenance SOUTH-FACING GARDEN with an open FIELD OUTLOOK, a brick-built barbecue, and an outhouse with power for added versatility.

Complete with Council Tax Band A and an impressively extended layout, this READY-TO-MOVE-INTO home combines style, comfort, and countryside charm—book your viewing today!

LOCATION - Troydale, Pudsey, combines a peaceful semi-rural setting with excellent local amenities and transport links. Nestled near Fulneck Moravian Settlement and surrounded by scenic walks through Troydale Woods, the area offers a charming countryside feel while being just minutes from Pudsey town centre. Residents enjoy easy access to popular spots such as Pudsey Park, Fulneck Golf Club, and a choice of well-regarded schools. With convenient road links to Leeds, Bradford and beyond, Troydale is perfect for those seeking a tranquil yet well-connected place to call home.

*The aerial image shown is for illustrative purposes only and is intended as an impression of the property and its surroundings. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. All descriptions, measurements, and other details are provided as a general guide only and should be independently verified by prospective purchasers.

Tel: 0113 257 6198

DINING KITCHEN

16'7" x 15'11" (5.08m x 4.87m)

LIVING ROOM

19'2" x 11'5" (5.86m x 3.49m)

CONSERVATORY

17'7" x 8'3" (5.36m x 2.54m)

UTILITY ROOM

8'3" x 6'8" (2.52m x 2.04m)

WC

BEDROOM ONE

15'2" x 8'0" (4.63m x 2.45m)

BEDROOM TWO

11'5" x 9'10" (3.49m x 3.02m)

BEDROOM THREE

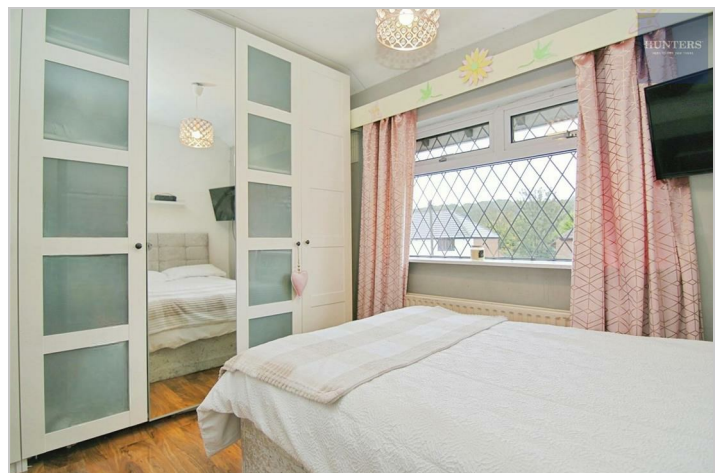
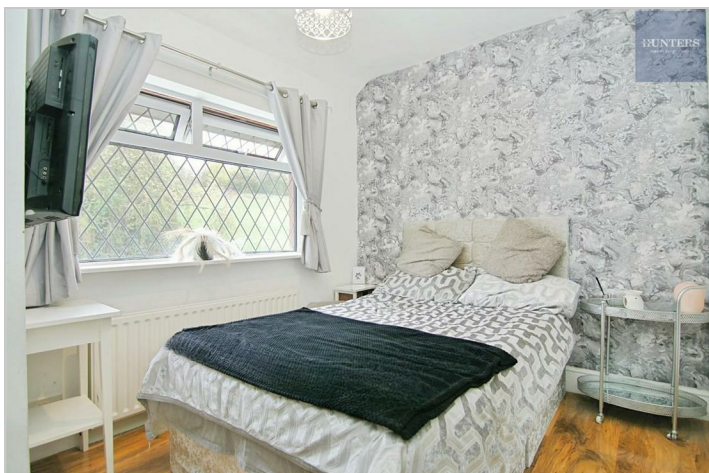
11'0" x 8'11" (3.37m x 2.73m)

OFFICE

6'5" x 5'1" (1.97m x 1.56m)

BATHROOM

9'4" x 6'1" (2.85m x 1.87m)



Road Map



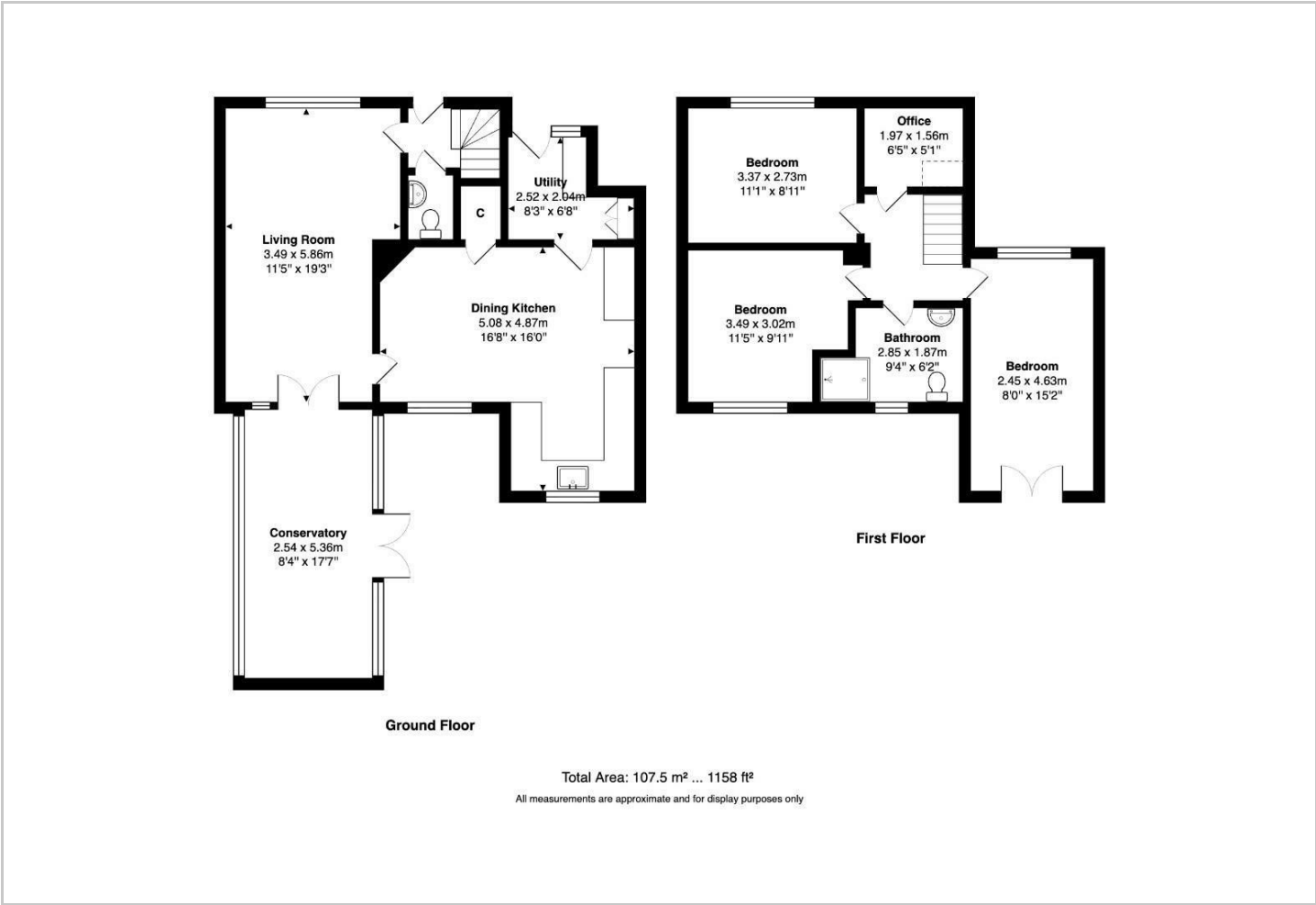
Hybrid Map



Terrain Map



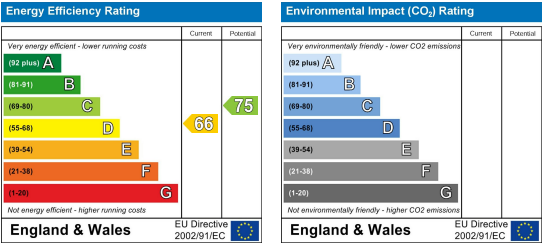
Floor Plan



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.