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Sheridan Way

Pudsey, LS28 9NU

Offers In Excess Of £500,000



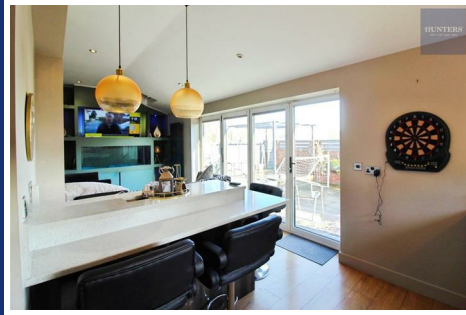
Council Tax: E



26 Sheridan Way

Pudsey, LS28 9NU

Offers In Excess Of £500,000



- Priced to sell - act fast!
- Substantially extended detached home
- Five bedrooms, three bathrooms
- 25ft+ bay fronted main living room
- Open-plan kitchen bi-folds lead to landscaped garden
- Versatile ground-floor bedroom or snug
- Block-paved driveway and integral garage
- Dormer extension with en-suite
- Modern family home in prime location
- Internal inspection highly recommended!

This immaculate and substantially extended detached family home is offered for sale within a sought-after cul-de-sac position in the heart of Pudsey, providing versatile and beautifully presented accommodation arranged over three floors, ideal for modern family life.

The ground floor is anchored by a superb bay-fronted living room, a genuinely impressive main reception space finished with plush carpets, contemporary décor and striking dynamic ceiling lighting. Internal bi-fold doors open through to a dining area, creating flexibility for both everyday living and entertaining. The high-gloss kitchen wraps around the rear of the property and is sleek and functional, fitted with a comprehensive range of wall and base units, integrated double oven, integrated microwave, wine fridge and space for an American-style fridge. Wide bi-fold doors open directly onto the garden, seamlessly linking indoor and outdoor space.

One of the standout features of the layout is its adaptability. A ground-floor double bedroom, formed from a garage conversion and currently used as a snug, offers excellent flexibility for families, guests or multi-generational living.

The first floor hosts an impressive principal bedroom, a generous double with deep mirrored fitted wardrobes and a cleverly concealed en-suite bathroom featuring a bath with over-shower and contemporary LED lighting. Two further double bedrooms are positioned to the front and rear, one with fitted wardrobes and the other enjoying an open rear outlook, all served by a stylish family bathroom with tiled finish, bath with over-shower and heated towel rail.

The second floor, forming part of a dormer extension, adds further versatility. A study area sits at the bottom of the staircase and could equally function as a dressing area if preferred, leading up to an additional double bedroom with eaves storage and fitted wardrobes, again enjoying the attractive rear aspect. This level is completed by a spacious en-suite bathroom with modern grey tiling, heated towel rail and space for both a separate bath and shower.

Externally, the property continues to impress. A block-paved driveway provides off-street parking alongside an integral garage, while the rear garden has been designed for low maintenance and year-round enjoyment, featuring paving, artificial lawn, two pergolas including one housing a hot tub, external lighting and a side storage shed. CCTV and an alarm system further enhance peace of mind.

Set within a quiet cul-de-sac with no through traffic, the position is ideal for families, offering a calm residential setting while remaining conveniently placed for local amenities, schools and transport connections. A modern, thoughtfully extended and immaculately presented home that delivers space, flexibility and lifestyle in equal measure.

Tel: 0113 257 6198

KITCHEN

18'69" x 7'22" (5.49m x 2.13m)

LIVING ROOM

25'36" x 10'88" (7.62m x 3.05m)

DINING/SNUG

22'64" x 8'66" (6.71m x 2.44m)

HALLWAY

13'62" x 10'88" (3.96m x 3.05m)

BEDROOM 5/GARARGE

16'02" x 8'03" (4.93m x 2.51m)

BEDROOM ONE

13'32" x 11'91" (3.96m x 3.35m)

BEDROOM TWO

11'29" x 9'70" (3.35m x 2.74m)

BEDROOM THREE

11'96" x 8'67" (3.35m x 2.44m)

BATHROOM

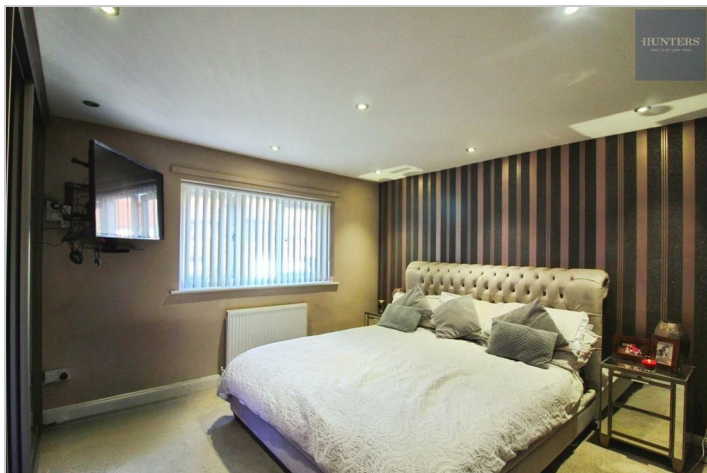
6'46" x 6'12" (1.83m x 1.83m)

LANDING SPACE/STUDY

8'59" x 4'98" (2.44m x 1.22m)

BEDROOM FOUR

16'35" (max) x 11'84" (max) (4.88m (max) x 3.35m (max))



Road Map



Hybrid Map



Terrain Map



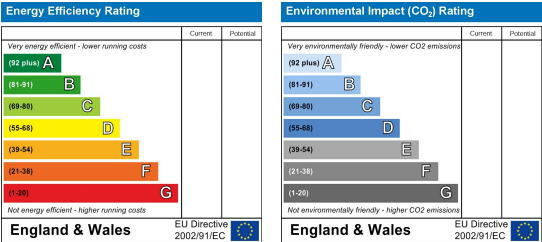
Floor Plan



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.