

HUNTERS®

HERE TO GET *you* THERE



Occupation Lane

Pudsey, LS28 8HL

Offers In Excess Of £270,000



Council Tax: C



13 Occupation Lane

Pudsey, LS28 8HL

Offers In Excess Of £270,000



- Charming four-bedroom semi-detached home
- Approx. 1,500 sqft of living space
- Two versatile reception rooms
- Spacious layout across four floors
- Bright kitchen with garden access
- Cosy cinema room plus cellar utility
- Stylish bathroom with rain shower
- Move-in ready family-friendly property
- Low maintenance garden to rear
- Prime Pudsey location near amenities

Welcome to this charming FOUR-bedroom semi-detached house, spread over an impressive FOUR FLOORS and offering a generous 1,500 sqft of family-friendly living space. Presented in good condition and move-in ready, this lovely home is ideally situated for families, with fantastic access to public transport links, excellent nearby schools, parks, and a vibrant selection of local amenities—all within a well-connected location.

As you step inside, you'll find TWO inviting reception rooms designed to suit a variety of needs. The main LIVING ROOM radiates warmth, featuring a well-presented space complete with blinds, a period fireplace, and plenty of room to gather and relax with the family. Nestled on the lower ground floor, the second reception is currently set up as a cosy CINEMA ROOM, perfect for movie nights or as a large play area. Adjoining this space is a generously sized cellar—ideal for additional storage and functions as a UTILITY SPACE.

The KITCHEN is located at the rear of the home, which offers ample space to reconfigure and create your own vision. Boasting a fully functional layout with Rangemaster oven, and direct access to the garden, the kitchen also includes a cheerful breakfast area for family mornings. This space also shows great promise and scope for future personalisation!

Upstairs, the main BEDROOM at the front of the home is bathed in sunshine and enjoys attractive décor and a period fireplace. Two further large doubles on the second floor benefit from velux windows, flooding them with natural light. The fourth bedroom, currently used as a HOME OFFICE at the rear, also can serve as a versatile, well-proportioned single room. The stylish BATHROOM showcases CONTEMPORARY tiling, with separate bath and RAIN shower, heated towel rail, and dynamic mirror lighting.

This spacious family home offers flexibility, comfort, and style—ready for you to move in and make memories. A viewing is HIGHLY RECOMMENDED to truly see the space that is on offer!

LOCATION - Pudsey, Leeds, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

Tel: 0113 257 6198

LIVING ROOM

13'10" x 12'4" (4.22m x 3.77m)

KITCHEN DINER

16'3" x 13'10" (4.97 x 4.22m)

CINEMA ROOM

12'4" x 10'6" (3.77m x 3.21m)

CELLAR UTILITY

16'3" x 10'6" (4.97 x 3.21m)

BATHROOM

11'5" x 6'2" (3.50 x 1.89m)

BEDROOM ONE

15'9" x 13'10" (4.81 x 4.22m)

BEDROOM TWO

15'0" x 13'10" (4.59 x 4.22m)

BEDROOM THREE

13'10" x 11'5" (4.22 x 3.49m)

BEDROOM FOUR

11'5" x 7'7" (3.50 x 2.33m)



Road Map



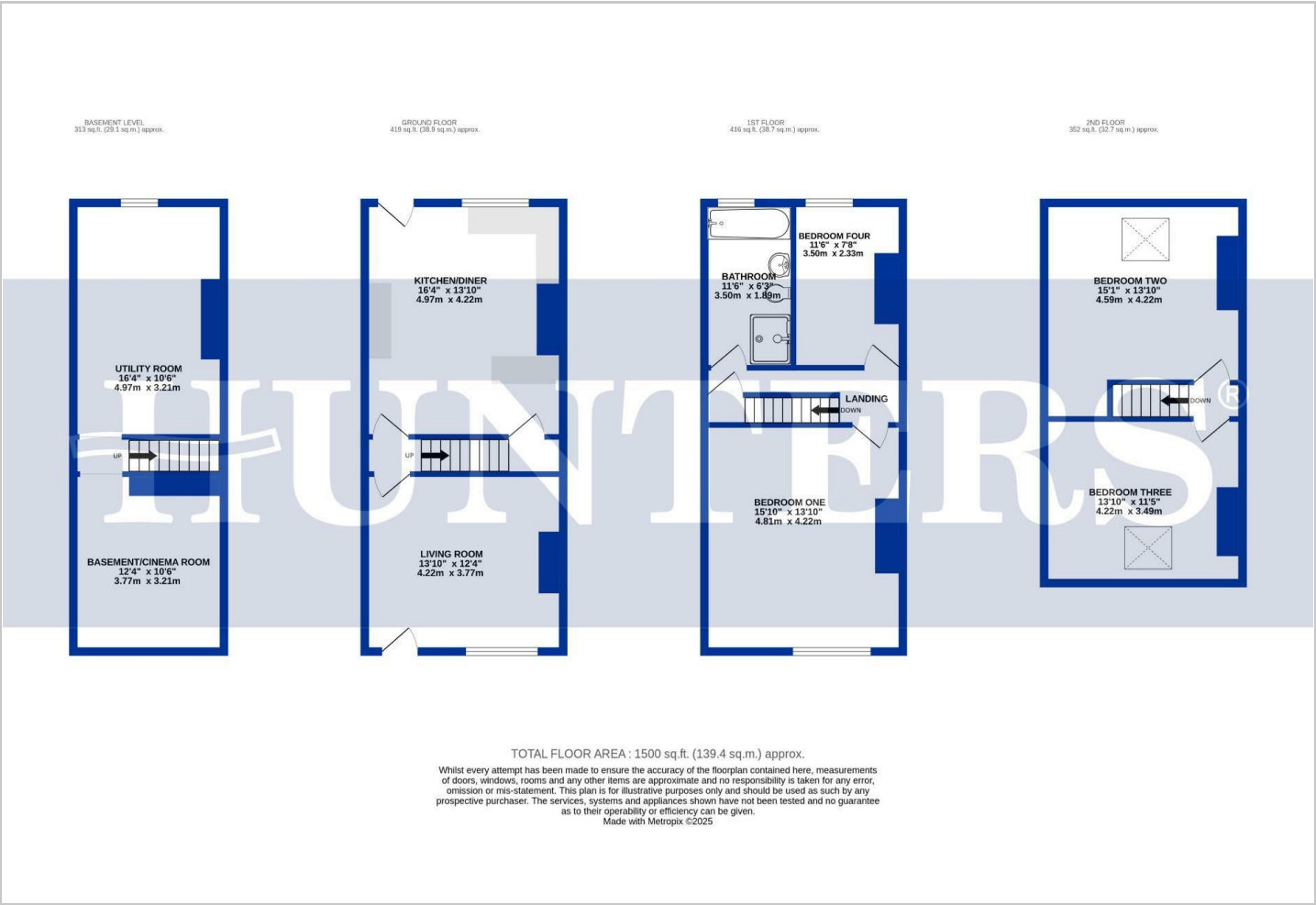
Hybrid Map



Terrain Map



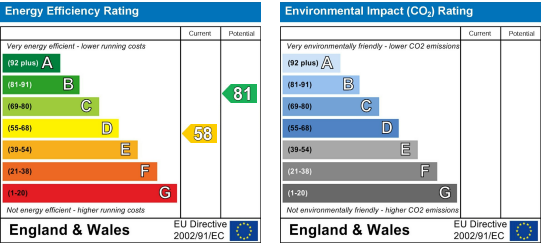
Floor Plan



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.