





SUNNYNOOK PRIESTHORPE ROAD

PUDSEY, LS28 5JR

£875,000

FREEHOLD

From the moment you arrive, this exceptional four-bedroom detached family home creates a wonderful lasting impression. Beautifully presented throughout, it offers spacious and contemporary living accommodation, thoughtfully designed to meet the demands of modern family life.

Outside, beautifully landscaped gardens provide an idyllic setting, enjoying a stunning backdrop of open fields that creates a wonderful sense of peace and privacy. With generous indoor and outdoor entertaining spaces, this impressive home seamlessly combines style, comfort, and practicality, making it the perfect place for family living and entertaining alike.

MONROE

SELLERS OF THE FINEST HOMES

SUNNYNOOK PRIESTHORPE

• Stunning open-plan dining kitchen & family room with two sets of bi-folding doors to the garden • Four generous double bedrooms, three of which benefit from luxurious en-suite shower rooms. • Separate living room and games room and dedicated home office/study • EV Charging point • Walk-in wardrobe to the principal suite • Beautifully landscaped gardens with private hot tub courtyard • Private driveway with electric gates, providing secure off-road parking. • Detached cocktail bar with WC • Perfect home for entertaining • Chain free and ready to move straight into





Sunnynook

Stepping through the front door, you are welcomed by a spacious entrance hall that immediately sets the tone for the quality and space found throughout the home. At its heart is an impressive open-plan dining kitchen and family room, beautifully designed with a central island, integrated appliances and generous space for cooking, dining and relaxing. Two sets of bi-folding doors flood the room with natural light and open directly onto the gardens, creating a seamless connection between the indoor and outdoor living spaces.

The generous living room provides a comfortable and inviting space to relax, while the separate games room offers excellent flexibility, making it ideal as a leisure room, entertaining space or hobby room. A dedicated study provides the perfect environment for those working from home, while two utility rooms and a ground floor WC add practicality to everyday family life.

The first floor continues to impress with four well-proportioned double bedrooms. The luxurious principal suite benefits from a spacious walk-in wardrobe and a stylish en-suite shower room, creating a wonderful private retreat. Two further bedrooms also enjoy their own en-suite facilities, while the remaining bedroom is served by a beautifully appointed family bathroom, making the layout ideal for growing families and visiting guests alike.

Outside, the property is approached via impressive electric gates, opening onto a substantial private driveway providing parking for up to eight vehicles. Planning permission has also been granted for the construction of a detached double garage, offering excellent potential for further enhancing the property's already impressive parking and storage facilities.

The beautifully landscaped gardens have been thoughtfully designed to create a series of superb outdoor entertaining spaces, with manicured lawns, generous paved terraces and peaceful seating areas that enjoy views across the surrounding woodland and open countryside. A private courtyard-style garden provides the perfect place to relax, complete with a luxury hot tub and low-maintenance artificial lawn, while the spacious terraces are ideal for al fresco dining and entertaining throughout the warmer months.

Adding to the property's exceptional lifestyle offering is a detached cocktail bar complete with its own WC, creating the ultimate entertaining venue for hosting family and friends all year round.

Combining generous living accommodation, beautifully designed interiors, outstanding entertaining spaces and idyllic outdoor surroundings, this is a truly exceptional family home offering the perfect balance of luxury, comfort and lifestyle.

REASONS TO BUY

• Stunning open-plan dining kitchen & family room with two sets of bi-folding doors to the garden
• Four generous double bedrooms, three of which benefit from luxurious en-suite shower rooms.
• Separate living room and games room and dedicated home office/study

• EV charging point
• Walk-in wardrobe to the principal suite
• Beautifully landscaped gardens with private hot tub courtyard
• Private driveway with electric gates, providing secure off-road parking.
• Detached cocktail bar with WC
• Perfect home for entertaining
• Chain free and ready to move straight into

ENVIRONS

Set within the highly regarded village of Farsley, this exceptional home benefits from a location that effortlessly combines lifestyle, convenience and community. Featured in *The Sunday Times Style* magazine as one of the coolest and happiest places to live in the UK, Farsley has firmly established itself as one of West Yorkshire's most desirable residential destinations, celebrated for its distinctive character, thriving independent scene and enviable quality of life.

At the heart of the village lies a vibrant collection of independent cafés, acclaimed restaurants, artisan shops and stylish local businesses, creating an atmosphere that is both sophisticated and welcoming. The area is particularly appealing to families and professionals, with a superb selection of everyday amenities, highly regarded primary and secondary schools, leisure facilities and attractive green spaces. The surrounding landscape offers a wealth of opportunities to enjoy the outdoors, from peaceful woodland walks and picturesque parks to leisurely strolls and cycling along the Leeds & Liverpool Canal.

Connectivity is equally impressive, with convenient access to the A647, A6120 Ring Road and wider M62 motorway network. New Pudsey Railway Station is just a short drive away, providing regular services to Leeds, Bradford and Manchester, while Leeds city centre remains within easy reach. This excellent connectivity allows residents to enjoy the benefits of a thriving urban centre while returning home to the character, charm and more relaxed pace of village life.

With its distinctive blend of independent culture, community spirit, outstanding convenience and picturesque surroundings, Farsley represents a truly desirable place to live, offering a lifestyle that continues to attract discerning buyers seeking something beyond the ordinary.

SERVICES
We are advised that the property has mains gas, mains water, mains drainage.

LOCAL AUTHORITY
Leeds City Council

TENURE
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

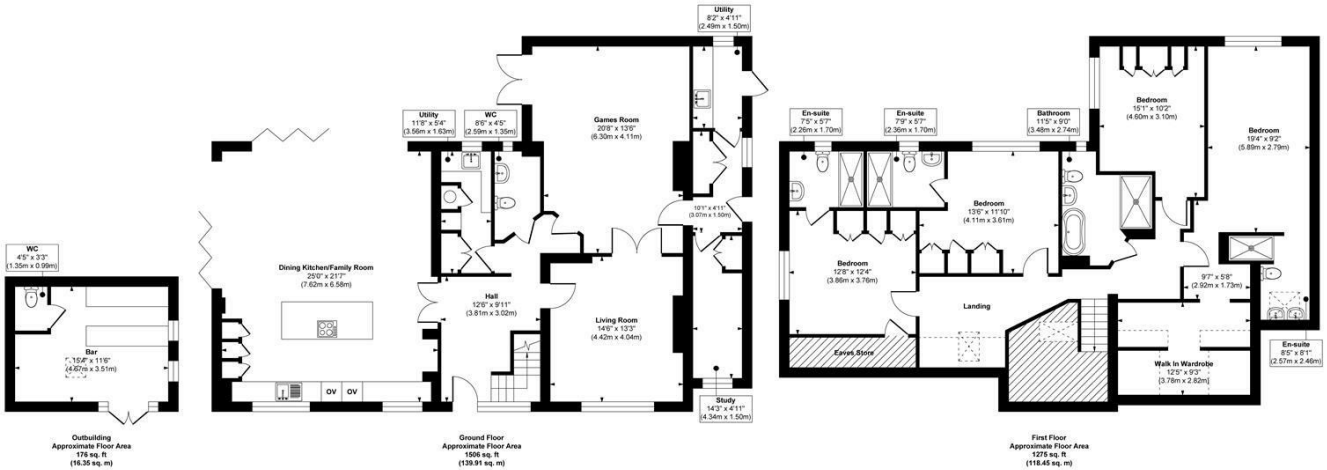
VIEWING ARRANGEMENTS
Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.
Please note some images may contain CGI

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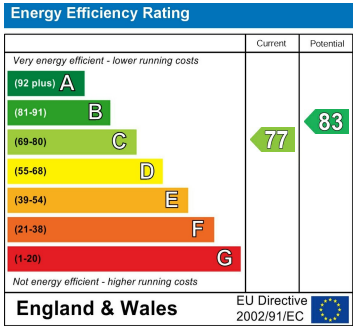


Approx. Gross Internal Floor Area 2957 sq. ft / 274.71 sq. m (Including Outbuilding & Excluding Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Guiseley Sales
3a Oxford Road
Guiseley
Leeds
LS20 9AS

james@monroeestateagents.com
monroeestateagents.com

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