

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sheridan Way

Pudsey, LS28 9NU

£399,950



Council Tax: E



# 4 Sheridan Way

Pudsey, LS28 9NU

£399,950



- Immaculate detached family home
- Desirable Pudsey cul-de-sac location
- Spacious living room with marble gas fire & natural light
- Stylish oak shaker kitchen with granite worktops
- Elegant dining room flowing into bright conservatory
- Four bedrooms including main with fitted wardrobes & ensuite
- Modern family bathroom with bath & separate shower
- Private enchanting garden with patio & mature borders
- Large garage plus handy downstairs WC
- Walking distance to town centre, schools & amenities

Welcome to this truly immaculate DETACHED family home, perfectly positioned in a highly desirable cul-de-sac in the HEART OF PUDSEY. Tucked away from any through traffic, the location offers peace and security while putting you within easy walking distance of the town centre, excellent local schools, and all amenities – it's everything a busy family could wish for!

Step through the front door and you'll immediately notice the friendly, spacious feel, beautifully decorated and maintained throughout. The main LIVING ROOM is of grand proportions, brimming with NATURAL LIGHT thanks to plush carpets and a marble gas fire to create a warm and inviting atmosphere. It seamlessly opens into an elegant DINING AREA; this bright and flowing space is ideal for entertaining, everyday family meals, or simply relaxing. The dining room also provides access to the lovely CONSERVATORY, perfect for enjoying the garden whatever the weather. You'll love the oak shaker-style KITCHEN, complemented by sleek GRANITE worktops and an abundance of wall and base units. There's also convenient side-door access for any muddy boots after a day in the nearby park.

Upstairs, the main BEDROOM boasts excellent size and FITTED wardrobes, along with a stylish ENSUITE featuring a heated towel rail and corner shower. There are three further bedrooms: a generous double at the front, a versatile rear room with garden views, and a FOURTH bedroom – ideal as a single bedroom, home office or hobby room. Both BATHROOMS are finished to a modern, timeless standard with the family bathroom benefiting from both a BATH and separate shower. The handy DOWNSTAIRS /WC adds further practicality.

Outside, the private and enchanting GARDEN is a true highlight. Accessed via both the conservatory and the kitchen, the patio is ideal for soaking up the sun, surrounded by lush grass and mature borders that ensure plenty of seclusion. Additional benefits include a large GARAGE and resident access to a little-known PARK just around the corner. This is a fantastic opportunity for families seeking space, comfort, and a superb location – book your viewing today!

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

**W/C**

3'3" x 6'4" (1.00 x 1.94m)

**KITCHEN**

8'5" x 10'0" (2.57 x 3.05m)

**LIVING ROOM**

12'8" x 12'8" (3.87 x 3.87m)

**DINING ROOM**

11'2" x 9'2" (3.42 x 2.80m)

**CONSERVATORY**

6'7" x 8'4" (2.01 x 2.55m)

**BATHROOM**

6'1" x 6'4" (1.87 x 1.95m)

**BEDROOM ONE**

9'6" x 13'3" (2.90 x 4.05m)

**ENSUITE**

4'11" x 6'7" (1.52 x 2.02m)

**BEDROOM TWO**

12'5" x 10'0" (3.81 x 3.06m)

**BEDROOM THREE**

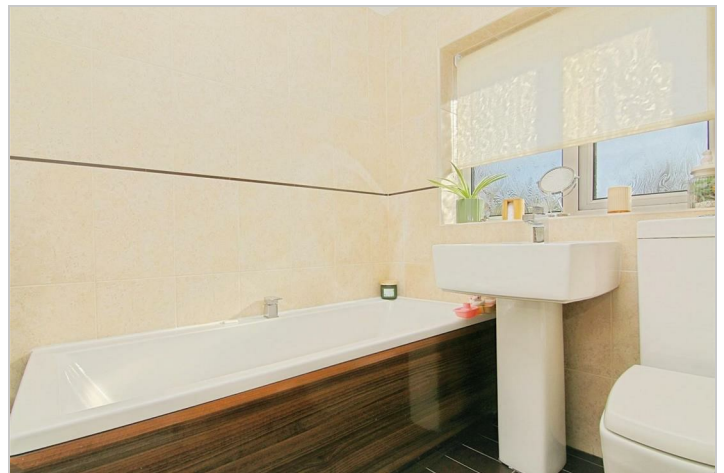
8'0" x 9'6" (2.45 x 2.92m)

**BEDROOM FOUR**

9'6" x 6'4" (2.90 x 1.95m)

**GARAGE**

8'6" x 16'2" (2.61 x 4.95m)



## Road Map



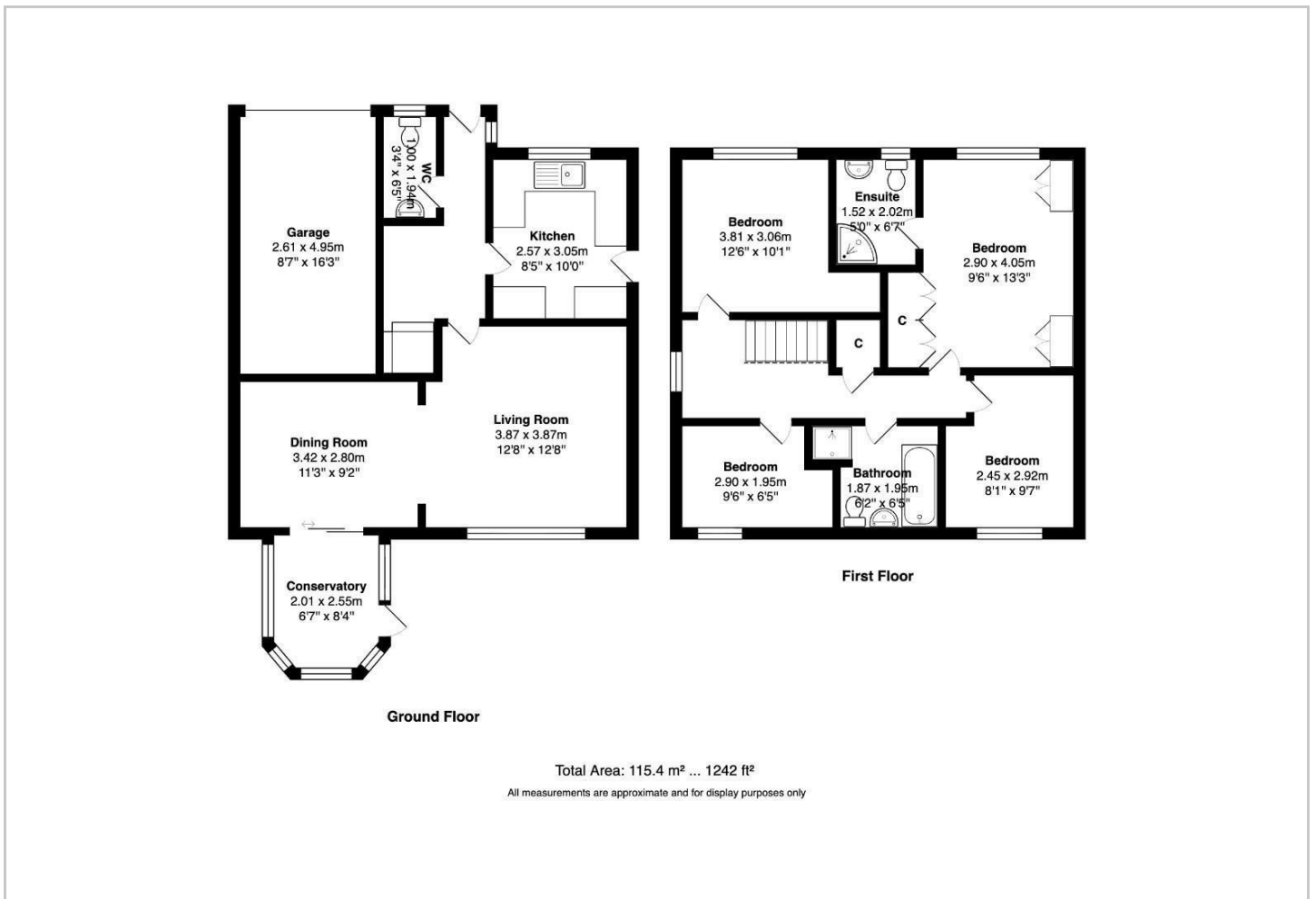
## Hybrid Map



## Terrain Map



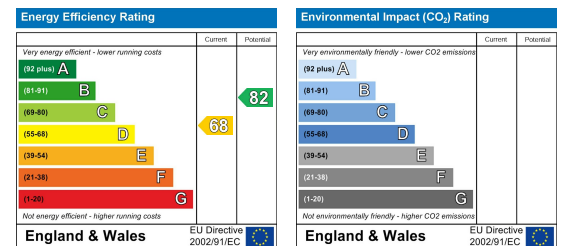
## Floor Plan



## 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.