



**Southroyd Gardens, Pudsey LS28 9LN**

**welcome to**

**Southroyd Gardens, Pudsey**

Set within the historic town of Pudsey, this truly impressive seven-bedroom detached home offers substantial and versatile accommodation, combining character features with generous living space ideal for modern family living.



## Property Information

A composite entrance door opens into a grand and welcoming hallway, setting the tone for the impressive interior. To the front is a spacious living room, featuring an open fireplace and bay window, creating a warm and elegant space.

The heart of the home is the striking dining kitchen, beautifully appointed with a Rangemaster oven, central island, and a full range of integrated appliances. This impressive space flows through to a cosy snug area, ideal for relaxation or informal entertaining, with both rooms benefiting from French doors allowing an abundance of natural light and seamless access outdoors.

Further ground floor features include a utility room with stable door, a downstairs WC, and internal access to the garage, enhancing practicality.

First Floor

. A stunning galleried landing leads to five spacious bedrooms, offering flexible family accommodation.

The principal bedroom is a standout feature, complete with fitted wardrobes and a luxurious five-piece ensuite bathroom. A second bedroom also benefits from its own ensuite, whilst the remaining bedrooms are served by a well-appointed house bathroom.

Second Floor

The top floor hosts two further impressive bedrooms, each enjoying the added benefit of their own ensuite shower rooms, making them ideal for older children, guests, or multi-generational living.

## Lounge

A generous main reception room positioned to the front elevation, featuring a bay window allowing ample natural light and a feature open fireplace forming an attractive focal point.

## Dining kitchen

An outstanding and spacious dining kitchen fitted with a range of units, complemented by a Rangemaster oven, central island, and a selection of integrated appliances. A superb space for family living and entertaining.

## Utility Room

A practical utility space with further storage and worktop areas, complete with a stable door leading outside.

## Snug

A cosy additional reception area leading from the dining kitchen, ideal for informal relaxation, with French doors providing access to the rear garden.

## Hallway To Galleried Landing

An impressive and spacious landing area, enhancing the sense of space and providing access to five bedrooms and the house bathroom.

## Downstairs Wc

Convenient ground floor WC fitted with a low-level suite.

## Bathroom

A well-appointed family bathroom fitted with a modern suite.

## Bedroom One

A substantial principal bedroom featuring fitted wardrobes and a luxurious five-piece ensuite bathroom. Ensuite Bathroom.

Comprising bath, separate shower, wash basin, WC, and complementary fittings.

## Bedroom Two

A spacious double bedroom benefiting from its own private ensuite. Fitted with shower, wash basin, and WC.

## Bedroom Three

A well-proportioned double bedroom.

## Bedroom Four

A further generous bedroom, suitable for a range of uses.

## Bedroom Five

An additional bedroom ideal as a guest room, study, or nursery.

## Bedroom Six

A large and impressive bedroom space benefiting from its own ensuite shower room, ideal for guests or independent living space.

Ensuite.)

Fitted with shower, wash basin, and WC.

## Bedroom Seven

Another spacious top-floor bedroom, also enjoying a private ensuite shower room.

Ensuite.

Comprising shower, wash basin, and WC.

## Garage

Accessible internally from the property, offering excellent storage or secure parking.

## External

External

The property is approached via electric gates, opening onto a private driveway shared with just one other resident, offering a sense of exclusivity and security. The driveway provides generous off-street parking for multiple vehicles, complemented by the convenience of an EV charging point and access to an integral garage.

The grounds are equally impressive, featuring a large lawned garden ideal for families, alongside a spacious patio and decked seating area, perfect for outdoor entertaining. A separate circular patio creates an additional focal point, ideal for alfresco dining or relaxation. Overall, the outdoor space is well-maintained, versatile, and perfectly suited to modern living.



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## Southroyd Gardens, Pudsey

- Exceptional seven bedroom detached residence
- spacious living room, snug, downstairs WC
- Impressive dining kitchen
- Grand and welcoming hallway
- Electric Gates

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £800,000



Please note the marker reflects the postcode not the actual property

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