

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Occupation Lane

Pudsey, LS28 8HL

Chain Free £260,000



Council Tax: C



# 88 Occupation Lane

Pudsey, LS28 8HL

Chain Free £260,000



- Chain-free and ready to move in!
- Deceptively spacious three-bedroom home
- Two spacious reception rooms with wood burning stoves
- Contemporary shaker-style fitted kitchen
- Versatile loft room with W/C
- Neutral canvas to personalise
- Well-sized tiled family bathroom
- Off-street parking available on block-paved drive
- Private and secure garden, with lawn and patio
- Perfect for first-time buyers and families alike!

Welcome to this immaculate and deceptively SPACIOUS THREE-bedroom terraced home, ideal for families and first-time buyers seeking a property that's ready to move into, with the added benefit of being CHAIN FREE. Deceptive from the outside, this home offers far more space than first appears, even featuring an additional LOFT ROOM with a W/C—a fantastic bonus providing flexibility for use as an office, guest room, or hobby space. Located in a POPULAR AREA close to excellent public transport links, schools, local amenities, and scenic walking routes, it offers a wonderful blend of comfort, convenience, and versatility.

The CONTEMPORARY KITCHEN is thoughtfully designed with shaker-style units, brushed steel handles, generous storage, and an integrated oven with gas hob. Dual-aspect windows fill the space with natural light, creating a bright and practical environment for everyday cooking. The kitchen leads through to a spacious DINING ROOM, ideal for family meals or entertaining, featuring a charming WOOD-BURNING STOVE and useful understair storage. To the rear, the separate LIVING ROOM provides a cosy retreat overlooking the garden, complete with plush carpeting and another inviting LOG BURNER—perfect for relaxing evenings with family and friends.

UPSTAIRS, the main bedroom is a generous double overlooking the rear garden, complete with FITTED WARDROBES. The second double bedroom, to the front, also benefits from fitted storage, while the third bedroom makes an excellent single, HOME OFFICE, or nursery. The FAMILY BATHROOM is tiled and of a good size, featuring a bath with overhead shower. There's excellent potential to modernise and even reconfigure the layout in future to include a separate shower, if desired.

A particular highlight is the fully boarded and carpeted LOFT ROOM, complete with velux window and its own W/C and sink—a versatile space ideal as a guest area, workspace, or playroom.

Outside, the property enjoys a private and secure rear GARDEN with both patio and lawned sections—perfect for outdoor dining or a safe space for children to play. To the front, a BLOCK-PAVED DRIVEWAY provides convenient off-street PARKING. This beautifully maintained and DECEPTIVELY spacious home is not to be missed—offering comfort, character, and flexibility in a highly SOUGHT-AFTER location. Book a 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

## KITCHEN

5'8" x 17'6" (1.73 x 5.35m)

## DINING ROOM

15'9" x 12'2" (4.82 x 3.72m)

## INTERNAL HALLWAY

## LIVING ROOM

12'1" x 11'10" (3.69 x 3.62m)

## LANDING

## BEDROOM ONE

10'3" x 12'0" (3.14 x 3.66m)

## BEDROOM TWO

9'6" x 9'6" (2.90 x 2.92m)

## BEDROOM THREE

5'2" x 12'0" (1.58 x 3.66m)

## BATHROOM

5'11" x 9'6" (1.82 x 2.92m)

## LOFT ROOM + W/C

14'0" x 18'0" (4.27 x 5.49m)

## GARDENS & DRIVE



## Road Map



## Hybrid Map



## Terrain Map



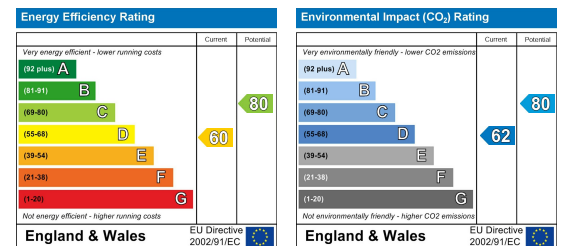
## Floor Plan



## 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.