



# HOME

MARKETING & MANAGEMENT

TROYDALE GROVE, PUDSEY LS28 9LA

**£250,000**



Mature 3 bedroom Semi Detached  
Lovely South facing generous garden  
Recently Installed boiler & Modern shower room  
WOW! - Amazing Countryside Views  
Rear Kitchen / Diner plus Sun Room  
Lounge with bay and feature fireplace  
Gas C/H & Double Glazing  
Semi Rural Location  
Good Off road parking  
Potential for Further Development



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**GENERAL DESCRIPTION**

A rare-to-market opportunity, available for the first time in over 40 years, this attractive three-bedroom semi-detached home boasts a superb south-facing rear garden with stunning countryside views. The property features a charming fitted kitchen with integrated oven, hob and extractor, ample dining space, and views over the garden. It opens into a bright sun lounge with sliding patio doors leading outside. The kitchen also provides access to the first floor and a useful understairs pantry with a recently installed combi boiler. A spacious bay-fronted lounge overlooks the front garden and includes a feature fireplace, with access to the entrance hall and additional storage. Upstairs offers two generous double bedrooms, a single bedroom ideal as a study or nursery, and a modern shower room. The rear bedroom enjoys a sunny aspect, built-in wardrobes, and beautiful open views. The standout south-facing garden includes a patio, lawn, mature planting, and a shed. Further benefits include off-road parking, double glazing, neutral décor, and a quiet cul-de-sac location in sought-after area of Troydale.

**TENURE**  
Freehold

**ROOM MEASUREMENTS**

- ENTRANCE HALL** 3' 11" x 3' 7" (1.208m x 1.10m)
- LOUNGE** 13' 9" x 13' 3" (4.21m x 4.05m) max
- DINING KITCHEN** 17' 0" x 12' 6" (5.19m x 3.82m) max
- UNDERSTAIRS SOTRE** 8' 3" x 2' 3" (2.53m x 0.71m)
- SUN ROOM** 10' 2" x 5' 10" (3.10m x 1.80m) max
- STAIRCASE & LANDING** 8' 1" x 5' 8" (2.47m x 1.74m)
- MASTER DOUBLE BEDROOM** 11' 8" x 10' 0" (3.56m x 3.07m)
- DOUBLE BEDROOM 2** 10' 9" x 9' 0" (3.28m x 2.76m)
- BEDROOM 3** 7' 1" x 5' 8" (2.18m x 1.74m)
- SHOWER ROOM** 6' 0" x 5' 8" (1.85m x 1.75m)

**OPENING HOURS**

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

