



HOME
MARKETING & MANAGEMENT

SHERIDAN COURT, PUDSEY LS28 8NY

£330,000



Modern 4 Bedroom Semi Detached
Offering 2 Bathrooms
Open Plan Living / Diner / Kitchen
Year round solid roof Conservatory
Accommodation over 3 Floors
Top floor Master suite with far reaching views
Gas combi C/H & uPVC D/G
Fabulous enclosed, decked & lawned garden
Lovely cul-de-sac location
Suit Families / Young Professionals



£330,000

GENERAL DESCRIPTION

Spacious four-bedroom, two-bathroom semi-detached home set over three floors, ideally located close to central Pudsey and its amenities, with excellent links to Leeds and Bradford. The entrance porch leads into a generous lounge overlooking a quiet cul-de-sac, open to the stairs and flowing into a dining kitchen. The shaker-style kitchen includes integrated appliances (fridge freezer, oven and hob) and ample dining space, with access to a large conservatory featuring a solid roof for comfortable year-round use. The beautifully remodelled rear garden offers a large decked area, lawn and additional patio-perfect for entertaining or family life. A garage provides excellent storage and potential for conversion (subject to permissions). The first floor hosts two double bedrooms, a single bedroom or study, and a modern fully tiled family bathroom with mains shower over the bath. The top floor features a spacious master suite with far-reaching views and a contemporary en-suite. Further benefits include off-road parking, double glazing, gas central heating from a serviced combi boiler. Ideal for growing families and young professionals, located within walking distance of central Pudsey and all the amenities it has to offer and with good commuting links to Leeds / Bradford. An early inspection is recommended to appreciate the level and quality of the indoor and outdoor living space on offer.

Well maintained shared green space (£85 per year payable to Sheridan Court Ltd)

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE PORCH**LOUNGE** 13' 3" x 13' 4" (4.06m x 4.08m) max**DINING KITCHEN** 13' 5" x 10' 2" (4.10m x 3.10m) max

Understairs store

CONSERVATORY 8' 10" x 8' 8" (2.70m x 2.66m)**STAIRCASE & LANDING** 12' 0" x 4' 1" (3.67m x 1.26m) max**BEDROOM 2** 11' 8" x 8' 3" (3.57m x 2.52m) max to robes**BEDROOM 3** 7' 5" x 7' 2" (2.28m x 2.19m)**BEDROOM 4 / STUDY** 6' 3" x 6' 2" (1.93m x 1.90m) max**BATHROOM** 7' 4" x 4' 3" (2.24m x 1.32m)**2ND STAIRCASE****MASTER BEDROOM** 17' 6" x 13' 0" (5.34m x 3.97m)**ENSUITE** 7' 7" x 3' 7" (2.32m x 1.11m)**GARAGE** 15' 8" x 8' 1" (4.80m x 2.48m)

GREEN AREA The shared green space costs £85 per year to maintain payable to Sheridan Court Ltd

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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.