HUNTERS®

HERE TO GET *you* THERE



Sheridan Way

Pudsey, LS28 9NU

Guide Price £400,000

4 3 1 C

Council Tax: E





26 Sheridan Way

Pudsey, LS28 9NU

Guide Price £400,000







- Priced to sell - act fast!
- Substantially extended detached home
- Four bedrooms, three bathrooms
- 25ft+ bay fronted main living room
- Open-plan kitchen/dining room with bi-folds
- Versatile ground-floor occasional room
- Block-paved driveway and integral garage
- Dormer extension with en-suite
- Modern family home in prime location
- Central Pudsey location

SUBSTANTIALLY EXTENDED DETACHED FAMILY HOME – SCOPE TO UPDATE
Set within a sought-after cul-de-sac in the heart of Pudsey, this substantially extended detached family home offers an exciting opportunity for buyers looking for generous and flexible accommodation with scope to update and personalise. Arranged over three floors and offering four bedrooms, three bathrooms and multiple reception spaces, the property provides an impressive amount of space for growing or multi-generational families.

The property would benefit from some updating, giving the next owner the opportunity to enhance the existing accommodation and create a home to suit their own style and requirements.

The ground floor features a spacious bay-fronted LIVING ROOM, providing a generous main reception space with plenty of room for family seating. Internal bi-fold doors open through to a dining area, creating flexibility for both everyday living and entertaining.

To the rear, the KITCHEN/DINING ROOM wraps around the property and is fitted with a comprehensive range of wall and base units and appliances. Wide bi-fold doors open directly onto the rear garden, creating a strong connection between the indoor and outdoor spaces.

A versatile ground-floor room, formed from a garage conversion, provides excellent flexibility and could be used as a snug, games room, home office or fifth bedroom depending on individual requirements. PLEASE NOTE: alterations have been carried out at to the garage; however, the seller does not currently hold Building Regulations approval or completion certification, and buyers should make their own enquiries.

The first floor provides a generous PRINCIPAL BEDROOM with deep mirrored fitted wardrobes and a concealed en-suite bathroom featuring a bath with shower over. Two further double bedrooms are positioned to the front and rear, one benefiting from fitted wardrobes, with the remaining bedrooms served by a family bathroom with bath, shower over and heated towel rail.

The second floor forms part of the dormer extension and adds further flexible accommodation. A study or dressing area sits at the foot of the staircase, leading to an additional double bedroom with fitted wardrobes and eaves storage. This floor is completed by a spacious en-suite bathroom with modern tiling, heated towel rail and space for both a separate bath and shower. PLEASE NOTE: a room has been formed within the roof space and is currently used as a bedroom and Bathroom; however, we do not hold confirmation that the conversion complies with current Building Regulations and planning consent and buyers should make their own enquiries.

Externally, a block-paved driveway provides off-street parking alongside the garage. To the rear is a low-maintenance garden with paved areas, artificial lawn, pergolas, external lighting and useful storage, offering plenty of scope to create an attractive outdoor entertaining space.
Positioned within a quiet cul-de-sac with no through traffic, the property is well placed for Pudsey town centre, local schools, amenities and transport connections.

With its substantial extensions, four bedroom layout and generous overall footprint, this is an excellent opportunity for buyers seeking a sizeable family home with the ability to update and improve to their own taste.

KITCHEN
18'9" x 9'1" (5.74m x 2.78m)

LIVING ROOM
23'1" x 10'10" (7.04m x 3.31m)

DINING ROOM
22'9" x 8'6" (6.94m x 2.61m)

OCCASIONAL ROOM
16'1" x 7'11" (4.91m x 2.43m)

DOWNSTAIRS WC
5'0" x 3'10" (1.53m x 1.19m)

HALLWAY
13'62" x 10'88" (3.96m x 3.05m)

BEDROOM TWO
13'11" x 13'3" (4.25m x 4.05m)

EN-SUITE
5'6" x 5'4" (1.70m x 1.64m)

BEDROOM THREE
11'3" x 9'8" (3.43m x 2.95m)

BEDROOM FOUR
11'10" x 8'7" (3.62m x 2.63m)

BATHROOM
6'46" x 6'12" (1.83m x 1.83m)

LANDING SPACE/STUDY
8'59" x 4'98" (2.44m x 1.22m)

BEDROOM ONE
14'9" x 11'2" (4.52m x 3.41m)

EN-SUITE
8'7" x 7'1" (2.64m x 2.18m)













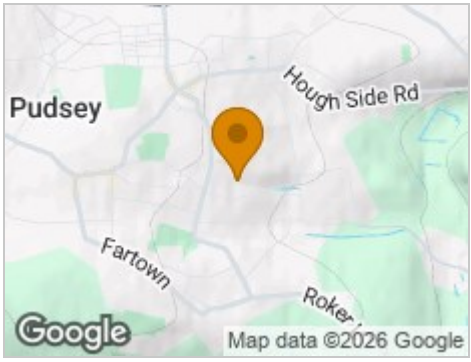
Road Map



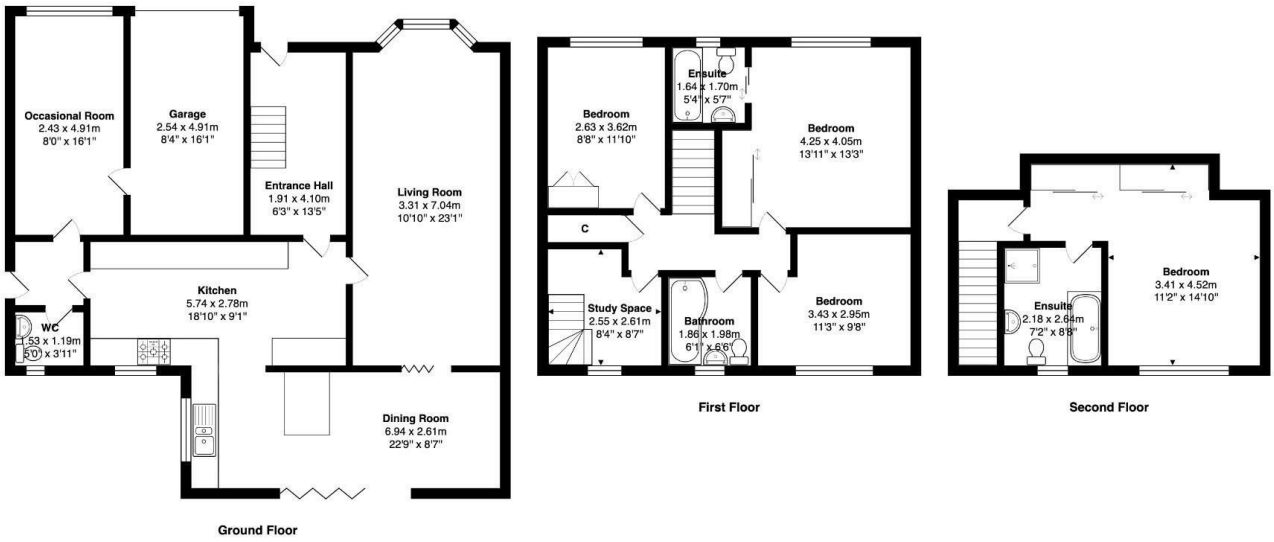
Hybrid Map



Terrain Map



Floor Plan



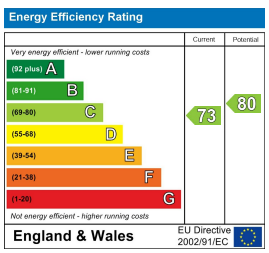
Total Area: 187.7 m² ... 2020 ft²

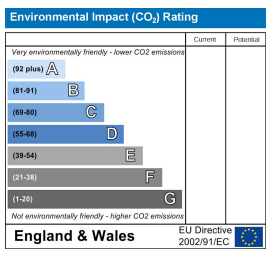
All measurements are approximate and for display purposes only

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.

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