



**Occupation Lane, Pudsey, LS28 8HL**

**welcome to**

**Occupation Lane, Pudsey**

OFFERS OVER £525,000. Tucked away on desirable Occupation Lane, this stylish detached home boasts six bedrooms, a sleek modern kitchen, three bathrooms, spacious rear garden—plus a driveway and garage. It's family living with space to spare and style to match





## Property Information

Nestled on sought-after Occupation Lane, this impressive detached home offers generous living space across six well-proportioned bedrooms, ideal for growing families or those who love to host. The heart of the home is a sleek, modern kitchen designed for both functionality and style, perfect for everyday meals or entertaining guests. A spacious driveway and integrated garage provide ample off-street parking, while the expansive rear garden offers a private oasis for outdoor gatherings, play, or relaxation. With three contemporary bathrooms, this property effortlessly balances comfort and convenience in a truly enviable location.

## Ground Floor Entrance Hall

The entrance hall features practical understair storage and a neatly positioned radiator, creating a functional and welcoming space.

## W C

6' max x 2' 7" max ( 1.83m max x 0.79m max )

The WC is fitted with stylish tiled flooring and features a wash basin, a toilet, and a conveniently placed radiator for comfort and warmth.

## Lounge

16' 9" max x 16' max ( 5.11m max x 4.88m max )

The lounge boasts a cosy carpeted floor and a striking glitter feature wall, complemented by French doors and two rear-facing double-glazed windows that fill the room with natural light, while a radiator ensures year-round comfort.

## Kitchen Diner

28' 4" max x 9' 4" max ( 8.64m max x 2.84m max )

The kitchen is well-equipped and thoughtfully laid out, featuring a double-glazed window to the front and a rear door for easy outdoor access. It includes two radiators for balanced warmth, smart tiled flooring, a practical breakfast bar, an electric oven with a gas hob, and a stainless steel sink with a wash basin, combining functionality with style.

## First Floor Landing

The landing features a staircase leading to the first floor, enhanced by sleek glass balustrades that lend a modern, open feel to the space.

## Bedroom One

16' 1" max x 10' 9" max ( 4.90m max x 3.28m max )

Bedroom One is comfortably carpeted and features two double-glazed rear windows that invite in natural light. It includes a radiator for warmth, a fitted wardrobe for convenient storage, and direct access to an ensuite for added privacy and functionality.

## Ensuite

9' 6" max x 4' max ( 2.90m max x 1.22m max )

The ensuite is finished with sleek tiled flooring and benefits from a double-glazed side window, allowing in natural light while maintaining privacy. It features a wash basin, a WC, and is kept comfortably warm with two radiators.

## Bedroom Two

12' 8" max x 9' 7" max ( 3.86m max x 2.92m max )

Bedroom Two features soft carpeting underfoot and a radiator for year-round comfort, with a double-glazed window to the front that fills the room with natural light.

## Bedroom Three

10' 1" max x 9' max ( 3.07m max x 2.74m max )

Bedroom Three is finished with a cosy carpet and enjoys abundant natural light from two front-facing double-glazed windows. A radiator ensures the space remains warm and comfortable throughout the seasons.

## Bedroom Four

10' 9" max x 10' 2" max ( 3.28m max x 3.10m max )

Bedroom Four is fitted with soft carpeting for comfort, features a radiator to maintain a cosy temperature, and is illuminated by a double-glazed window to the rear that offers both natural light and privacy.

## Bathroom

7' 5" max x 6' 8" max ( 2.26m max x 2.03m max )

The bathroom is thoughtfully appointed with durable tiled flooring and a side-facing double-glazed window that offers both ventilation and privacy. It includes a full-size

bath, a WC, a wash basin, and a radiator to ensure the space remains cosy and inviting.

## Second Floor Bedroom Five

21' 9" max x 16' 3" max ( 6.63m max x 4.95m max )

Bedroom Five is finished with sleek laminate flooring and features two Velux windows that flood the space with natural light from above. A radiator provides a warm and comfortable atmosphere, making it a bright and inviting retreat.

## Bedroom Six

11' 6" max x 10' 1" max ( 3.51m max x 3.07m max )

Bedroom Six features contemporary laminate flooring and a Velux window that bathes the space in natural light from above, while a radiator ensures the room remains warm and comfortable year-round.

## Ensuite

10' 2" max x 9' max ( 3.10m max x 2.74m max )

The ensuite is designed for both comfort and indulgence, featuring sleek laminate flooring, a WC, a wash basin, and a luxurious shower Jacuzzi combination. A radiator ensures the space remains warm and inviting, perfect for a relaxing retreat.

## External Front Garden

The front garden presents a welcoming approach with a gated entrance, leading to a spacious driveway that accommodates multiple vehicles. An integrated garage provides additional secure parking and storage, enhancing both convenience and curb appeal.

## Rear Garden

The rear garden is designed for both convenience and enjoyment, offering direct access to the front of the property. It features a well-maintained patio area ideal for outdoor dining or relaxing, alongside a generous lawn space that provides a lush, green setting for play, gardening, or entertaining.



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## Occupation Lane, Pudsey

- OFFERS OVER £525,000
- Modern kitchen
- Driveway and garage
- Large rear garden
- Three bathrooms

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

offers over  
**£525,000**



Please note the marker reflects the  
postcode not the actual property

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