



Occupation Lane, Pudsey, LS28 8HL

welcome to

Occupation Lane, Pudsey

A SUBSTANTIAL detached residence, boasting BEAUTIFULLY PRESENTED ACCOMMODATION that includes LARGE DINING KITCHEN and GENEROUS SIZED LOUNGE, in addition to FOUR DOUBLE BEDROOMS and TWO BATHROOMS. With lovely gardens, drive and garage, this is a must see.



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.

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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.

Solar Panels

The solar panels on this property are owned outright.



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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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Property Ref:
PDY115773 - 0009

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