New Occupation Lane,Pudsey LS28 8HR

william
h brown

welcome to

New Occupation Lane, Pudsey

OFFERS OVER £475,000. A rare opportunity to acquire a distinctive self-build home offering exceptional flexibility, generous living space and breathtaking views, all thoughtfully designed to make the very best of its OUTSTANDING LOCATION and VIEWS. Offered for sale with NO ONWARD CHAIN.

Property Information
The present owners had it designed and constructed to maximise its spectacular setting, this unique brick-built four-bedroom detached residence offers spacious, versatile accommodation arranged over multiple levels with an added 'granny flat'.
Combining contemporary open-plan living with flexible family spaces and excellent multi-generational living potential, this impressive home enjoys magnificent far-reaching views from many of its principal rooms and outdoor entertaining areas.
The property benefits from gas central heating, double glazing, an integral garage, private driveway, landscaped gardens and a superb south-facing terrace, all contributing to an outstanding family home in a truly enviable position.

Entrance Hall
A welcoming entrance hall providing access to the principal accommodation and creating an impressive first impression of this thoughtfully designed self-build home.

Lounge
A spacious dual-aspect reception room enjoying magnificent views and an abundance of natural light. A charming window seat with useful built-in storage provides the perfect spot to sit and appreciate the surrounding scenery.

Kitchen Living Room
Undoubtedly the heart of the home, this stunning open-plan space has been designed to maximise the spectacular far-reaching views. Full-length windows and double doors lead directly onto the south-facing terrace, flooding the room with natural light and creating a seamless connection between indoor and outdoor living.
The kitchen area is fitted with a range of wall and base units, work surfaces, a double electric oven, electric hob and space for a dishwasher. The generous dining and living areas provide an ideal setting for both everyday family life and entertaining.

Landing

Loft
Full length of the property, boarded with a pull down ladder.

Bedroom One
A superb main bedroom enjoying a dual-aspect design which maximises natural light whilst taking full advantage of the property's elevated position and magnificent views. This spacious room offers an abundance of fitted wardrobe space together with useful eaves storage, creating a practical and comfortable principal suite with excellent storage solutions.

Bedroom Two
A generous double bedroom benefiting from fitted wardrobes and enjoying a pleasant outlook. Offering ample space for furnishings, this room provides comfortable accommodation for family members or guests.

Bedroom Three
A well-proportioned and versatile bedroom suitable for a variety of uses including a child's bedroom, guest room, dressing room or home office. The room enjoys good natural light and complements the flexible accommodation on offer throughout the property.

Bathroom
Beautifully presented and recently refitted to a high standard, the family bathroom offers a contemporary and stylish finish. The suite comprises a corner shower enclosure, wash hand basin and WC, complemented by two heated towel rails. Finished with modern fittings and tasteful décor, this room provides an attractive and luxurious space for everyday use.

External
To the rear, a landscaped tiered garden has been carefully designed to make the most of the property's elevated position. A spacious south-facing paved terrace enjoys magnificent far-reaching views and provides an ideal space for outdoor dining and entertaining. There is also an additional patio area to the side.
To the front, a lawned garden sits alongside a driveway providing off-road parking and giving access to the integral garage

Garage
The garage benefits from an electric door and incorporates a practical utility area.

Annex
Offering excellent potential for independent living. Thoughtfully arranged, the accommodation comprises a spacious lounge, a well-appointed dining kitchen, a comfortable double bedroom, a modern bathroom, and a useful pantry providing additional storage space. Benefiting from its own dedicated boiler, the suite can operate independently from the main house, offering added convenience and flexibility. This versatile space would be ideal for multi-generational living, visiting family and friends, or anyone seeking a greater degree of privacy and independence while remaining connected to the main residence.

Bedroom Four
A double bedroom with fitted wardrobes.

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New Occupation Lane, Pudsey

- OFFERS OVER £475,000
- Stunning panoramic far-reaching views
- Granny flat / multi-generational living potential
- Landscaped tiered gardens
- Integral garage with electric door and utility space

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

offers over

£475,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY116580 - 0009

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