

HUNTERS®

HERE TO GET *you* THERE



Thorpe Road
Pudsey, LS28 7NG

£269,950

3 1 1 C

Council Tax: C



45 Thorpe Road

Pudsey, LS28 7NG

£269,950



- Beautifully extended semi-detached home
- Stunning kitchen diner with breakfast bar island
- Bright bay-fronted living room with modern décor
- Integrated appliances and modern convivences
- French doors open to south-facing garden
- Three bedrooms, all well-proportioned
- Spa-like bathroom suite with walk-in rain shower
- Off-street parking to the front
- Outbuilding ideal for office or gym
- Close to excellent schools, town centre and New Pudsey station

Welcome to this BEAUTIFULLY PRESENTED and immaculate SEMI-DETACHED house, perfectly suited to families and couples looking for their next home. Nestled in a location IDEAL for convenience, you'll find reputable schools close by, an easy walk into town for your daily needs, and New Pudsey train station just a short stroll away for effortless commuting.

Step inside through the separate PORCH entrance and straight into the stunning LIVING ROOM, bathed in natural light thanks to its striking bay window with blinds. This modern space offers a gorgeous finish and plenty of room to accommodate the whole family, making it ideal for relaxing evenings together.

The home has been thoughtfully EXTENDED and refurbished to an excellent standard. The spacious KITCHEN DINER is a real highlight, featuring sleek handleless units with wooden worktops, a stylish BREAKFAST BAR island, and a cosy snug area. You'll appreciate the convenience of integrated appliances, including an oven, dishwasher, washing machine, and dryer. Throw open the French doors to enjoy seamless access to the SOUTH-FACING garden.

Upstairs offers THREE well-proportioned BEDROOMS. The main double bedroom boasts tasteful moody decor and soothing views over the garden. The slightly larger front bedroom features integrated storage and plenty of scope for personalisation, while the third is a charming single that offers FLEXIBILITY as a home office, dressing room, or nursery. The CONTEMPORARY BATHROOM exudes a SPA-LIKE ambience, with its modern grey suite, walk-in rain shower, heated towel rail, and shutter blinds for privacy.

Outdoors, the SOUTH-FACING GARDEN is a true retreat, with a flagged patio, low-maintenance astroturf, and even an OUTBUILDING— perfect as a home office, gym, or summerhouse. Off-street parking to the front adds to the convenience too. With an EPC rating of C and council tax band C, this home will impress from the moment you step through the door!

LOCATION - Pudsey, Leeds, blends small-town charm with excellent city connections, sitting between Leeds and Bradford with quick road, bus, and rail links to both. The property market offers something for everyone, from modern apartments and cosy terraces to spacious family homes and characterful period properties. Green spaces are in abundance, with Pudsey Park, Fulneck Golf Club, and the nearby Tong Valley providing room to walk, relax, and enjoy the outdoors. The bustling town centre features independent shops, cafés, restaurants, and traditional pubs, alongside supermarkets and leisure facilities. Pudsey also has a thriving community spirit, showcased in its regular markets, local events, and well-regarded schools. Whether you're a commuter, a growing family, or someone who loves a vibrant town with a friendly, close-knit feel, Pudsey is a place that truly feels like home.

PORCH

3'4" x 10'9" (1.03 x 3.28m)

LIVING ROOM

15'11" x 9'7" (4.86 x 2.93m)

DINING KITCHEN

15'11" x 14'7" (4.86 x 4.45m)

LANDING

BEDROOM ONE

10'1" x 10'4" (3.09 x 3.17m)

BEDROOM TWO

10'0" x 11'2" (3.06 x 3.41m)

BEDROOM THREE

5'7" x 6'11" (1.72 x 2.11m)

BATHROOM

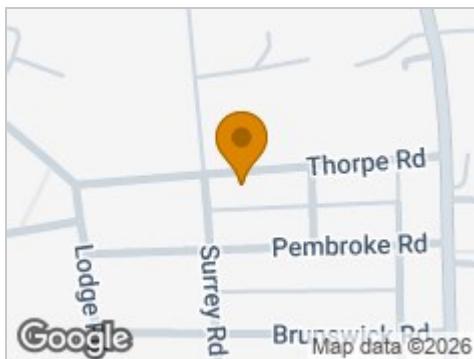
5'7" x 7'3" (1.72 x 2.23m)

OUTBUILDING

GARDENS & DRIVE



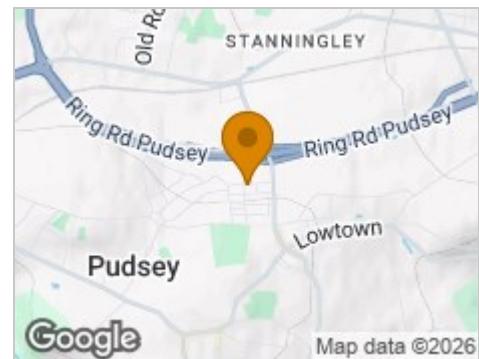
Road Map



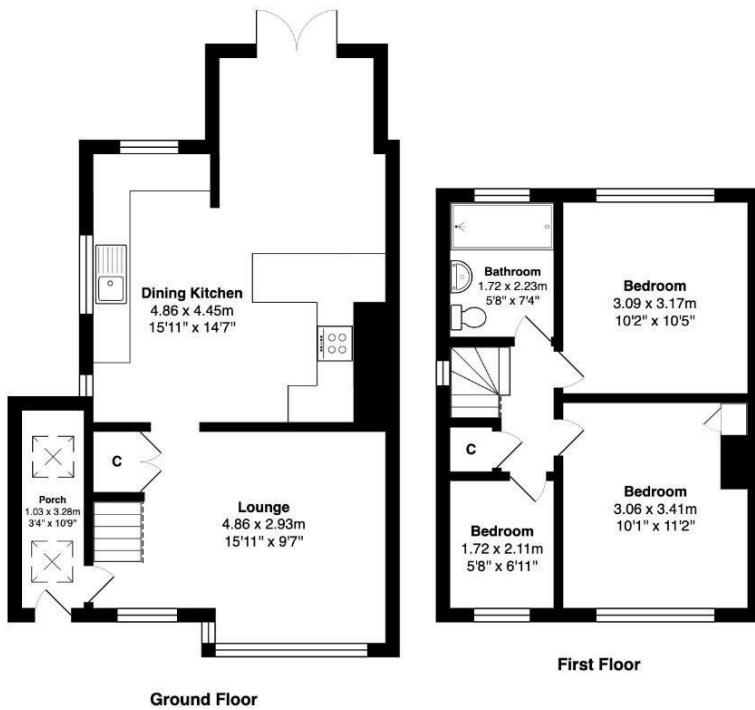
Hybrid Map



Terrain Map



Floor Plan



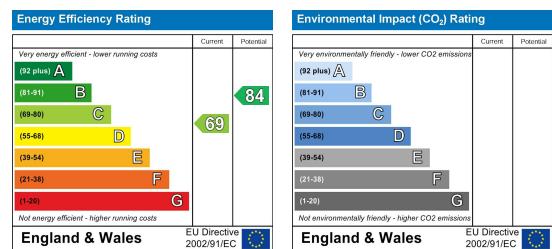
Total Area: 79.6 m² ... 857 ft²

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.