

# HUNTERS®

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## Robin Chase

Pudsey, LS28 7DH

Offers In The Region Of £460,000



Council Tax: D



# 29 Robin Chase

Pudsey, LS28 7DH

## Offers In The Region Of £460,000



- Four-bedroom detached family home
- Main bedroom with ensuite plus family bathroom
- Two further doubles plus single
- Two reception rooms
- Conservatory overlooking rear garden
- Landscaped garden with patio, decking and pond
- Quiet cul-de-sac location
- Driveway parking and double garage
- Sought-after Pudsey residential area
- Excellent transport links to Leeds

This impressive four-bedroom DETACHED residence is offered to the market in the desirable area of Pudsey. The property enjoys a prime position within a well-established residential setting, offering convenient access to a wide range of local amenities, reputable schools, and nearby green spaces.

The ground floor is elegantly arranged to provide versatile living and entertaining spaces.

A refined front-facing DINING room features a charming bay window overlooking the front garden, while the LIVING room offers a welcoming ambiance with a fireplace, garden views, access to a bright conservatory. The CONSERVATORY extends the living space and overlooking onto a beautifully maintained rear GARDEN, complete with a lawn, paving, decking, a pond, greenhouse, and multiple seating areas, perfect for both relaxation and outdoor entertaining.

The KITCHEN is well-appointed, bathed in natural light, benefiting from fitted appliances, integrated storage, partial tiling, and direct access to the garden. Additional practical features on this level include useful hallway storage, WC, a private driveway, and a detached double GARAGE.

Upstairs, the property continues to impress with well-proportioned accommodation. The principal BEDROOM is enhanced by built-in wardrobes and a stylish EN-SUITE shower room, which is partially tiled shower enclosure, WC, wash basin, and heated towel rail. Two further DOUBLE BEDROOM provide generous space, while the fourth BEDROOM, currently arranged as a single, benefits from fitted wardrobes and a built-in desk, ideal for use as a home office or study. The family BATHROOM is well-equipped with a shower over bath, WC, and wash basin.

Residents of Pudsey enjoy an selection of supermarkets, independent retailers, cafés, and restaurants, alongside access to parks and established walking and cycling routes. The area is particularly popular with families due to its proximity to well-regarded schools. Excellent transport connections, including rail services from Pudsey railway station and frequent bus routes to Leeds and Bradford, ensure convenient commuting and easy access to the wider region.

Tel: 0113 257 6198

## KITCHEN

13'2" x 9'0" (4.02m x 2.75m)

## DINING ROOM

10'2" x 8'7" (3.11m x 2.62m)

## LIVING ROOM

18'1" x 10'10" (5.52m x 3.32m)

## CONSERVATORY

10'0" x 8'9" (3.05m x 2.68m)

## WC

5'3" x 3'1" (1.62m x 0.96m)

## BEDROOM ONE

11'4" x 10'11" (3.47m x 3.33m)

## EN-SUITE

5'8" x 4'9" (1.73m x 1.46m)

## BEDROOM TWO

9'9" x 8'6" (2.99m x 2.60m)

## BEDROOM THREE

10'11" x 6'5" (3.33m x 1.97m)

## BEDROOM FOUR

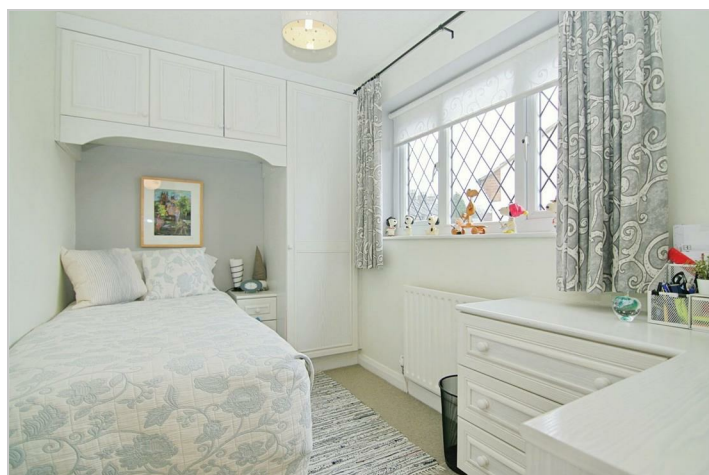
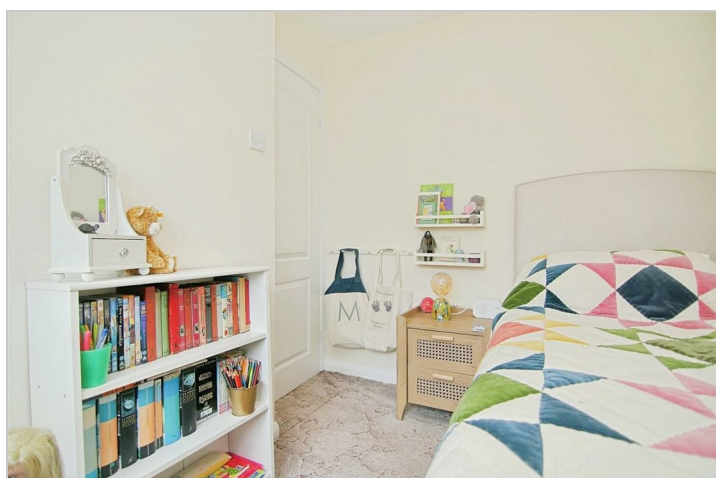
8'5" x 6'9" (2.59m x 2.08m)

## BATHROOM

6'3" x 5'8" (1.93m x 1.73m)

## GARAGE

17'2" x 16'9" (5.25m x 5.13m)



## Road Map



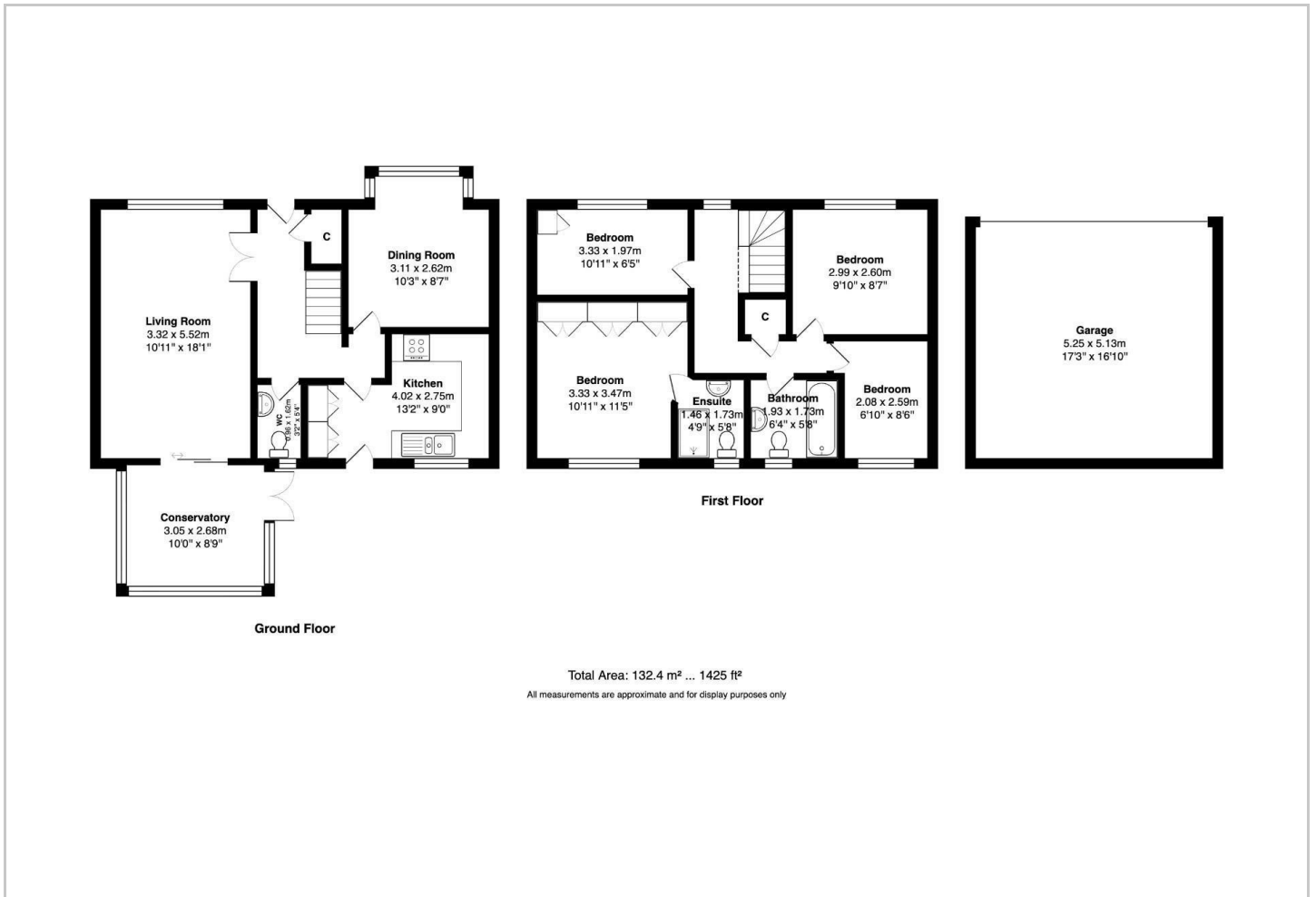
## Hybrid Map



## Terrain Map



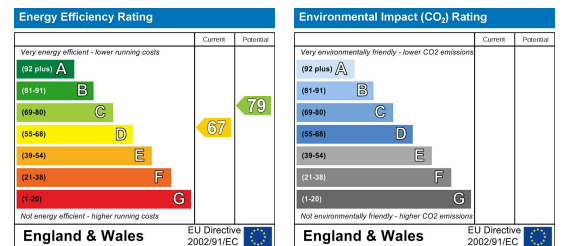
## Floor Plan



## 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.