



**South Side Ridge, Pudsey, LS28 9PD**  
Offers In The Region Of  
£585,000

**HUNTERS®**  
EXCLUSIVE



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- STUNNING DETACHED HOUSE
- CONTEMPORARY IN STYLE AND DESIGN
- FOUR GENEROUS BEDROOMS - 2 Ensuite
- DOUBLE INTEGRAL GARAGE with remote door
  - THREE FLOOR ACCOMODATION
  - FABULOUS KITCHEN with appliances
    - LONG DISTANCE VIEWS
  - LIGHT AND AIRY LIVING ROOM
  - UTILITY AND STORE ROOMS
  - QUALITY HARD LANDSCAPING





This Stunning and Contemporary styled family sized DETACHED RESIDENCE is situated as part of the South Side Ridge development, only three quarters of a mile from Pudsey centre and adjacent to the protected POST HILL nature reserve, with far reaching views of woods and countryside. The Property has been expertly designed with living accommodation over three floors, occupying a generous sized plot at the entrance to the small development of individual styled homes.

The living accommodation to the lower ground floor, includes a double sized INTEGRAL GARAGE with electric doors and electric vehicle charging point. A UTILITY ROOM and downstairs cloakroom/WC. The upper ground floor features a spacious and bright LIVING ROOM, separate fabulous KITCHEN, DINING ROOM, Cloakroom and Landing. On the first floor there are FOUR generous sized BEDROOMS, ( two are en-suite) and an impressive HOUSE BATHROOM.

The property is still covered with the 10 year building guarantee and in our opinion is very well presented and furnished to a high standard with quality fixtures and fittings throughout.

The KITCHEN units are contemporary in style and integrated appliances include stainless steel fan oven, microwave, 5 ring gas hob, extractor, integrated dishwasher, larder fridge and freezer- Quartz worktops and up-stand- Under slung stainless steel sink, with mono block taps- high quality tiled floors. Generous Utility room with matching units and space for washer and dryer- Recessed low voltage down lights to the kitchen, bathrooms and en-suite rooms. Stylish contemporary tiling- Fitted intruder Alarm External lights and water tap- High quality external landscaping with brick paved driveways.

The location is perfect to access the variety of local amenities, schools and transport links in Pudsey and for commuting links to the motorways and Leeds and Bradford via the ring road and Pudsey railway station. There are several footpaths in the immediate area to POST HILL and across to TONG VILLAGE.



HALL

GARAGE  
16,9 x 16,5

UTILITY ROOM  
11,2 x 6,7

LIVING ROOM  
24,7 x 12,10

DINING ROOM  
10,10 x 7,10

LANDING

KITCHEN/DINER  
24,7 x 13,1

BEDROOM ONE  
15,1 x 12,2

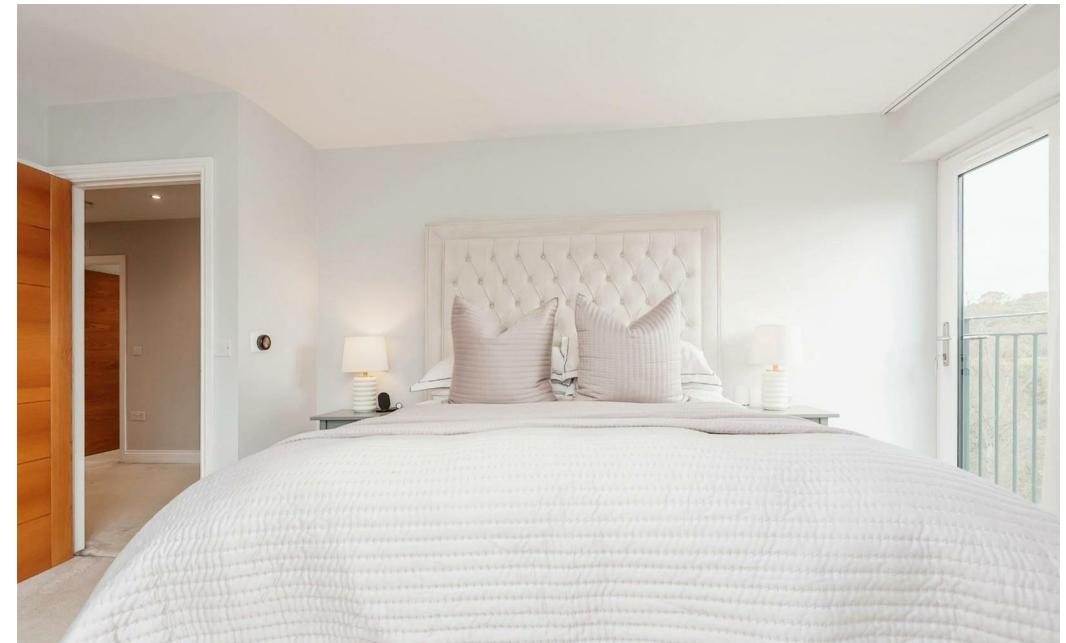
BEDROOM TWO  
12,2 x 11,10



BEDROOM THREE  
13,5 x 11,2

BEDROOM FOUR  
13,5 x 11,2

BATHROOM  
8,3 x 6,3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### DISCLAIMER

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.

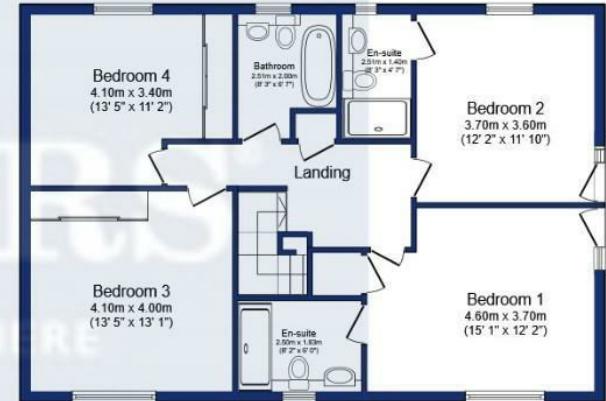
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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 231.3 sq.m. (2,490 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
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