



Sycamore Chase, Pudsey LS28 9BP

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EXCLUSIVE



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This is an impressive family sized detached house in a sought-after location, boasting links to excellent public transport routes, proximity to reputable schools, local amenities, green spaces, walking and cycling routes. The house is presented for sale in good condition, offering an ideal home for families.

The property has been significantly altered and extended, comprises FIVE bedrooms, FIVE bathrooms, two reception rooms, and a stunning open plan FAMILY ROOM with kitchen combined. As you enter the property, you are greeted by a glorious RECEPTION hallway with a seating area and built-in storage options. There is also a downstairs WC and a separate utility room available on the ground floor.

The five bedrooms are generously proportioned, with ALL being doubles. All bedrooms feature built-in wardrobes, and four are accompanied by luxurious en-suite facilities. The third bedroom is further enhanced with a Juliet balcony.

The family-sized BATHROOM is also well-appointed with tiled walls and a separate walk-in shower.

The KITCHEN is a beautiful open-plan space with a separate dining area and a breakfast table. It is equipped with integrated appliances and high gloss units/drawers. The first reception room is characterised by wood flooring and a front bay window, while the second is an open-plan, amazing family room offering space for a dining table/chairs and family sitting area. Bi-folding doors open to the garden, seamlessly integrating indoor and outdoor living.

Unique features of this property include gated parking for six cars, an enclosed rear garden with a lawn, wood decked sun patio and a manageable paved patio area, perfect for family entertainment and alfresco dining, further, is an attached storeroom, which is ideal for storing garden tools/furniture. This property is a must-see for families seeking a home that offers space, convenience, and comfort.

The well-regarded Historic Pudsey area, with its blend of history, community spirit, and modern amenities/cafes and shops, offers an attractive and balanced lifestyle. Its excellent transport links, quality schools, and abundance of green spaces make it a highly desirable area for families, while its proximity to Leeds and Bradford ensures access to city amenities without sacrificing a sense of town charm. The town's history, friendly atmosphere, and variety of housing make it a place that suits a wide range of residents.





RECEPTION HALL
15'8" x 13'8"

DOWNSTAIRS WC
6'9" x 3'6"

UTILITY ROOM
6'9" x 5'11"

LIVING ROOM
15'8" x 16'8"

FAMILY ROOM
17'7" x 12'4"

KITCHEN
13'4" x 9'3"

DINING/SITTING ROOM
31'5" x 16'8"

BEDROOM ONE
15'8" x 13'8"



EN-SUITE
8'5" x 8'2"

BEDROOM TWO
14'0" x 16'10" max

EN-SUITE
6'2" x 4'10"

BEDROOM THREE
15'2" x 9'11"

EN-SUITE
5'10" x 3'9"

BEDROOM FOUR
17'4" max x 9'1"

EN-SUITE
5'2" x 4'10"

BEDROOM FIVE
17'4" x 7'9"



- Exclusive family sized detached house
- Five generously sized bedrooms
- Close proximity to reputable schools
- Open-plan kitchen and dining
- Enclosed rear garden with store room
- Sought-after cul de sac location
- Four en-suite bathrooms
- Amazing family room
- Bi-folding doors to garden
- Gated parking for six cars



HOUSE BATHROOM

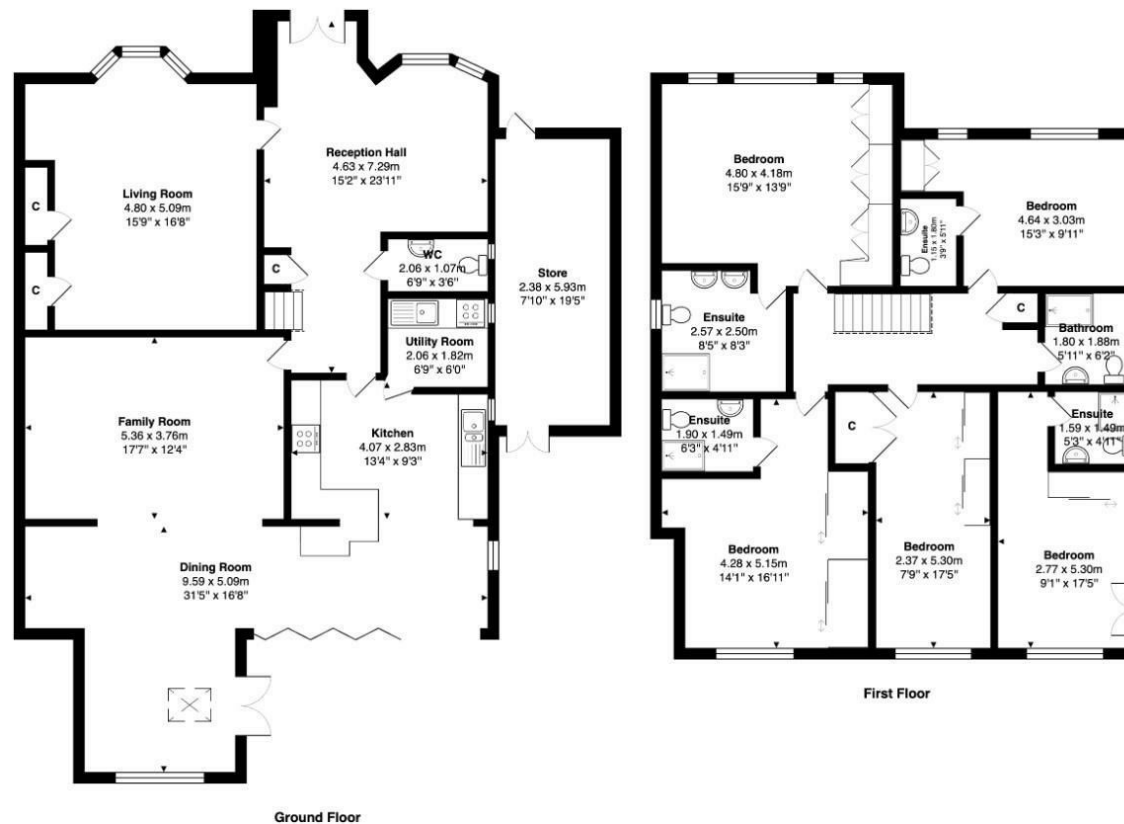
6'2" x 5'10"

STORE ROOM

19'5" x 7'9"



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. 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.



Total Area: 243.5 m² ... 2621 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Pudsey -
 0113 257 6198 <https://www.hunters.com>

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