

HUNTERS[®]

HERE TO GET *you* THERE



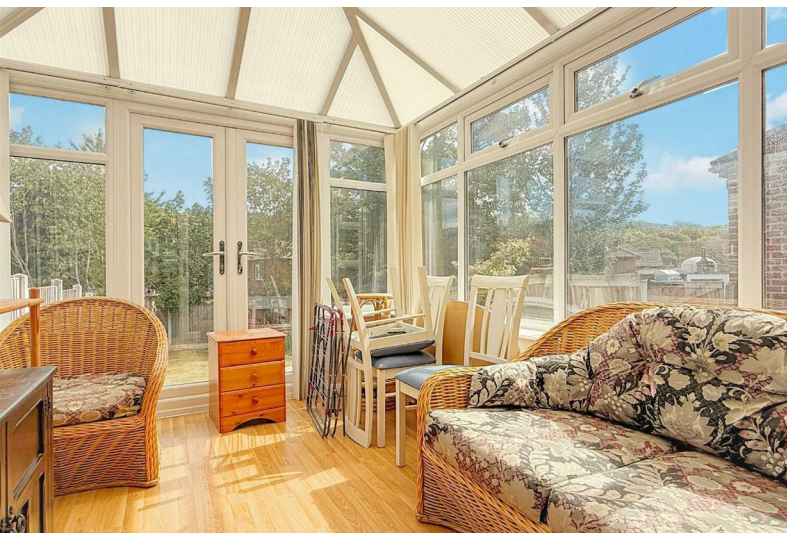
Troydale Gardens

Pudsey, LS28 9JZ

Offers Over £190,000



Council Tax: A



5 Troydale Gardens

Pudsey, LS28 9JZ

Offers Over £190,000



- Spacious three-bedroom home
- Quiet cul-de-sac with semi-rural feel
- Scope for personalisation
- Three versatile double bedrooms
- Conservatory extension with power and garden access
- Spacious kitchen diner with potential extend (STPP)
- Separate utility room and ground floor W/C
- Bathroom with separate bath and shower
- Dual-aspect living room with electric fireplace
- Scope for loft conversion and off-street parking (STPP)

Welcome to this inviting THREE-bedroom home, nestled in a quiet cul-de-sac in a sought-after SEMI-RURAL location, perfect for those who appreciate nearby walks and a peaceful setting. This property is brimming with opportunity—whether you're a first-time buyer eager to make your mark or a property investor looking to maximise value.

Step inside to a spacious, dual aspect LIVING ROOM that bathes in natural light, offering plenty of room to accommodate family and friends. There's an electric fireplace for those cosy evenings, and the living area flows seamlessly into a CONSERVATORY extension. The conservatory, with power supply, is ideal for relaxing or enjoying year-round garden views and offers direct access to the lovely GARDEN.

The KITCHEN DINER is generously sized and thoughtfully laid out, featuring HUGE POTENTIAL to extend or reconfigure subject to planning permission (STPP). With direct garden access and a separate UTILITY and W/C, there's all the function you need now, plus endless scope to create your dream culinary space.

Upstairs, you'll find THREE excellent bedrooms. The main double impresses with wall wardrobes, an expansive layout, and peaceful views over the garden. The second bedroom is another double and provides a blank canvas overlooking leafy surroundings. The third bedroom can be used as a smaller DOUBLE, a large single, or even a home office, making it versatile to perfectly suit your family's needs.

A functional and clean house BATHROOM can be found with a tiled suite. The bathroom benefits from separate shower and bath to complete the home.

With fantastic extension potential—even into the loft—and the DESIRABLE opportunity to convert the front garden into OFF-STREET parking (STPP), this house offers massive scope to PERSONALISE and add value. The long garden provides a desirable and private suntrap, complete with a patio for outdoor dining and a leafy outlook that enhances the sense of tranquillity. Council Tax Band: A. Don't miss your chance to view this wonderful home brimming with possibilities!

LOCATION - Troydale, Pudsey, combines a peaceful semi-rural setting with excellent local amenities and transport links. Nestled near Fulneck Moravian Settlement and surrounded by scenic walks through Troydale Woods, the area offers a charming countryside feel while being just minutes from Pudsey town centre. Residents enjoy easy access to popular spots such as Pudsey Park, Fulneck Golf Club, and a choice of well-regarded schools. With convenient road links to Leeds, Bradford and beyond, Troydale is perfect for those seeking a tranquil yet well-connected place to call home.

Tel: 0113 257 6198

DINING KITCHEN

14'8" x 8'11" (4.48m x 2.72m)

LIVING ROOM

19'3" x 9'11" (5.87m x 3.03m)

UTILITY ROOM & WC

9'9" x 9'8" (2.98m x 2.95m)

CONSERVATORY

10'4" x 8'0" (3.16m x 2.44m)

BEDROOM ONE

11'9" x 9'7" (3.60m x 2.93m)

BEDROOM TWO

12'0" x 9'11" (3.68m x 3.04m)

BEDROOM THREE

9'11" x 6'8" (3.04m x 2.04m)

BATHROOM

9'3" x 7'1" (2.84m x 2.18m)



Road Map



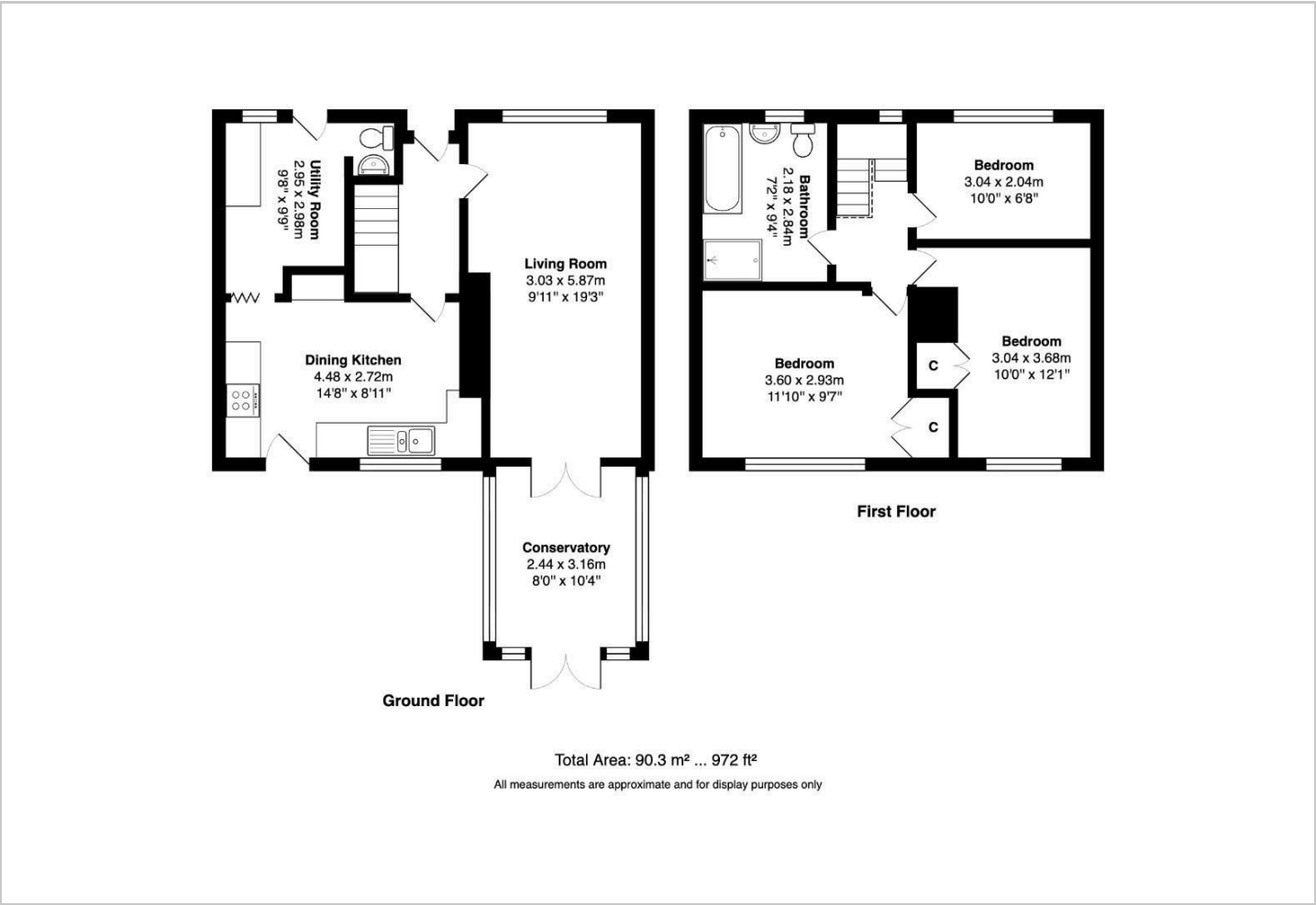
Hybrid Map



Terrain Map



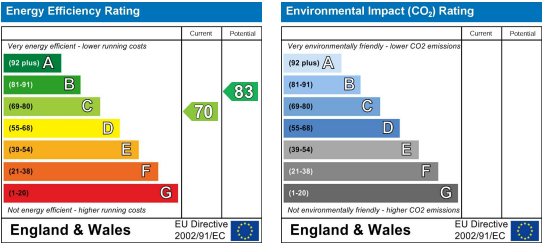
Floor Plan



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.