

# HUNTERS®

HERE TO GET *you* THERE



## Westroyd Crescent

Pudsey, LS28 8JD

Offers Over £400,000



Council Tax: E



# 19 Westroyd Crescent

Pudsey, LS28 8JD

## Offers Over £400,000



- Beautiful four bedroom detached
- Substantially extended
- Open-plan kitchen diner
- Quiet cul-de-sac surrounded by fields
- Modern bathroom and ground floor W/C
- Nearby Pudsey amenities
- Spacious family reception room
- Separate utility and walk-in pantry
- Landscaped gardens with tranquil views
- Block-paved drive for off-street parking

Welcome to this truly immaculate and substantially EXTENDED FOUR-bedroom DETACHED house, tucked away in a quiet CUL-DE-SAC and surrounded by scenic fields. Perfectly designed for family living, this beautifully presented home enjoys tranquil surroundings while being just moments from the handy amenities of Pudsey town centre.

Step inside and you'll be greeted by an inviting, neutrally decorated LIVING ROOM—generous in proportion, with a charming bay window filling the space with light and offering a relaxing outlook. Double doors sweep through to the heart of the home: a stunning, EXTENDED KITCHEN complete with a snug area, Rangemaster oven, sleek granite worktops, and a stylish breakfast bar. Electronic Velux skylights fill the space with sunshine by day, while dining and entertaining effortlessly take centre stage. For added convenience, two separate rooms provide a UTILITY and LARGE PANTRY to ensure plenty of storage.

Upstairs, the main bedroom is a serene double with BUILT-IN WARDROBES and the most GORGEOUS OUTLOOK over open fields. A second double bedroom, plushly carpeted and spacious, provides a similar experience at the front of the home. The third, currently set as a HOME OFFICE, is well-proportioned and fitted with practical blinds, and the fourth is truly remarkable—enjoying dual-aspect sunshine and ample space for both a bed and a desk to be configured to suit your needs!

The modern house BATHROOM is adorned in grey tones, offering a shower and heated towel rail. A frosted window provides privacy with even a bathroom speaker for those moments of relaxation. There is also the practical addition of a downstairs W/C!

Outside, a lovely PRIVATE GARDEN offers peace amid the semi-rural landscape. A useful bike store and partial garage conversion provide excellent storage, while the BLOCK-PAVED DRIVE at the front offers OFF-STREET PARKING for your convenience.

This extended family home is truly exceptional, don't miss out on this opportunity to start YOUR next chapter and come see for yourself!

Tel: 0113 257 6198

#### ENTRANCE HALL

#### LIVING ROOM

11'10" x 15'5" (3.63 x 4.71m)

#### KITCHEN DINER

25'6" x 17'3" (7.79 x 5.26m)

#### WALK-IN PANTRY

6'11" x 10'5" (2.12 x 3.18m)

#### UTILITY / INNER HALL

9'6" x 8'5" (2.91 x 2.59m)

#### GROUND FLOOR W/C

2'2" x 5'4" (0.68 x 1.63m)

#### LANDING

#### BEDROOM ONE

10'4" x 12'4" (3.17 x 3.77m)

#### BEDROOM TWO

10'5" x 7'10" (3.18 x 2.39m)

#### BEDROOM THREE

6'11" x 9'7" (2.12 x 2.93m)

#### BEDROOM FOUR

5'4" x 23'10" (1.65 x 7.28m)

#### BATHROOM

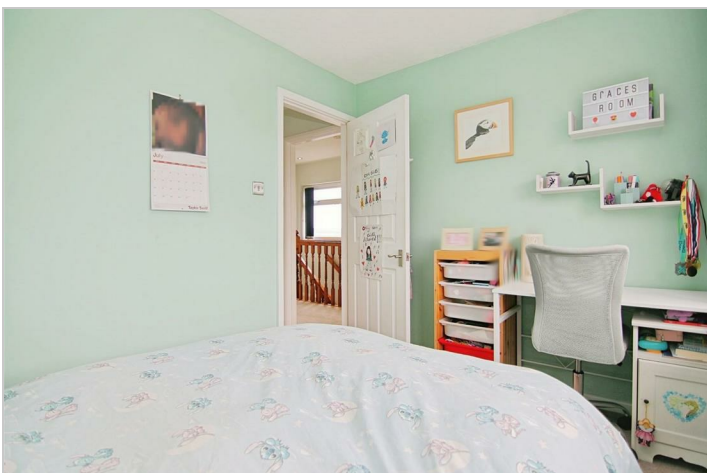
6'8" x 5'4" (2.04 x 1.63m)

#### EXTERNAL STORE

6'11" x 4'5" (2.12 x 1.37m)

#### BIKE SHED

#### GARDENS & DRIVE



Road Map



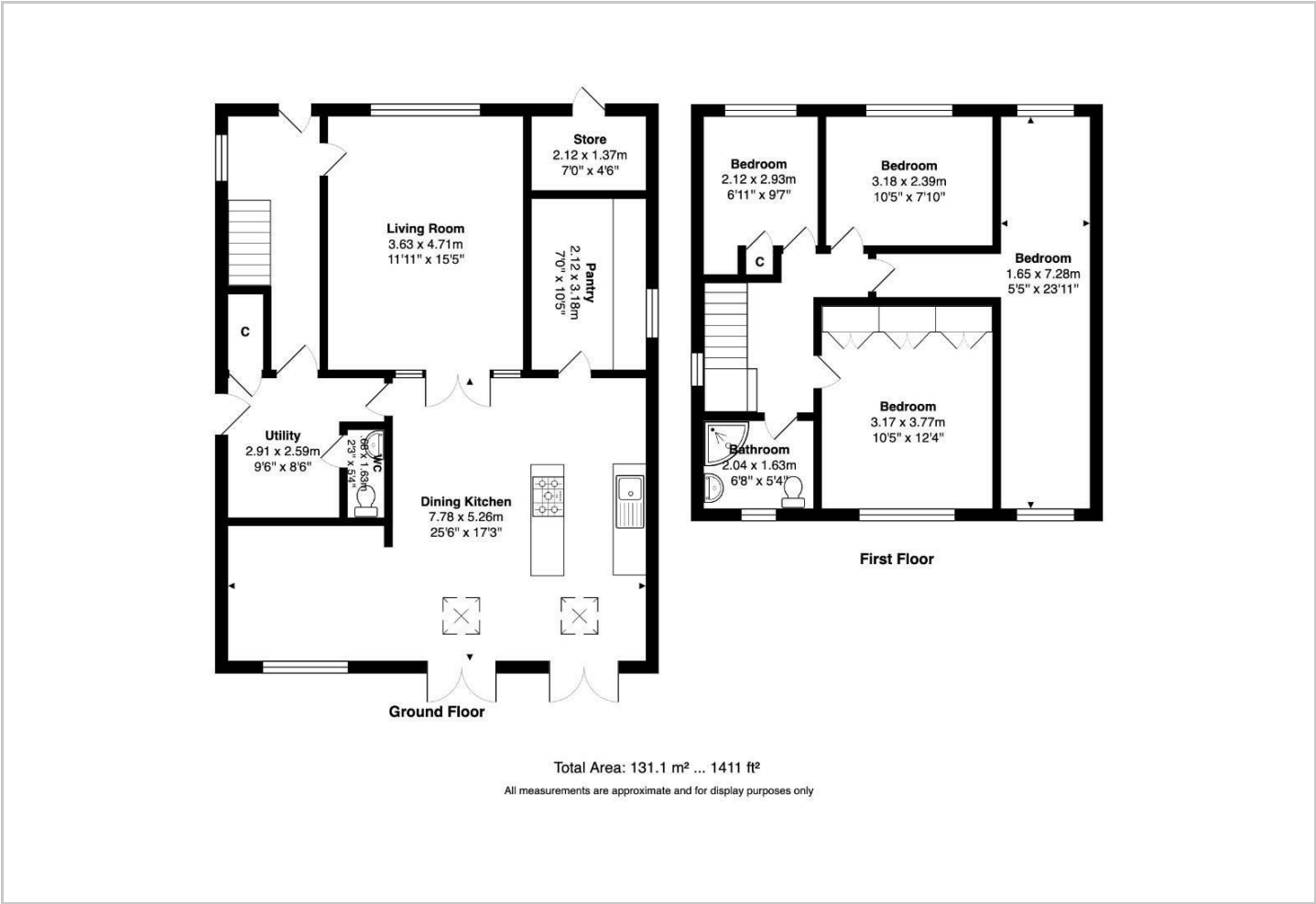
Hybrid Map



Terrain Map



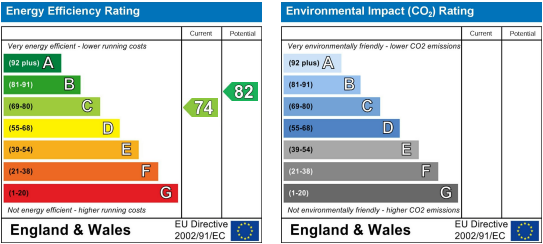
Floor Plan



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.