



Marsh, Pudsey, LS28 7NY
£740,000

HUNTERS[®]
EXCLUSIVE



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£740,000

- Sought-after Pudsey suburb location
 - Four double bedrooms throughout
 - Main bedroom with en-suite
 - Walk-in closet to main bedroom
- Three reception rooms plus conservatory
 - Modern light-filled dining kitchen
 - Utility room and downstairs WC
 - Patio and lawned family garden
- Garage with power and driveway parking
 - Excellent schools and transport links





DINING KITCHEN
14'7" x 12'8"

UTILITY ROOM
13'10" x 6'7"

WC
6'7" x 5'4"

ENTRANCE HALL
16'0" x 11'9"

CONSERVATORY
8'9" x 7'3"

RECEPTION ROOM
17'7" x 12'3"

RECEPTION ROOM
13'1" x 9'3"

STUDY
10'7" x 7'2"

RECEPTION ROOM
19'9" x 12'2"

RECEPTION ROOM
11'9" x 9'1"

BEDROOM ONE
20'0" x 12'2"

CLOAKROOM
6'3" x 5'4"

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

BEDROOM TWO
14'7" x 9'4"

BEDROOM THREE
11'10" x 9'4"

BEDROOM FOUR
10'2" x 9'8"

BATHROOM
6'11" x 6'11"

GARAGE
19'8" x 11'1"



Set within the highly sought-after area of Pudsey, this exceptional four-bedroom DETACHED family home offers a rare opportunity to acquire a truly one-of-a-kind property. Beautifully presented throughout and thoughtfully designed for modern family living, this impressive home combines generous living space, practical features and a warm, welcoming atmosphere, making it a place you'll be proud to call home.

From the moment you step inside, the property exudes a wonderful sense of space, warmth and comfort. The elegant front RECEPTION ROOM enjoys pleasant views over the front aspect, creating the perfect place to relax and unwind. A second, more intimate RECEPTION ROOM offers a cosy retreat, ideal as a snug, reading room or home office, while the spacious family room, centred around a charming fireplace, provides a welcoming hub for everyday living and flows seamlessly into the bright conservatory. Flooded with natural light, the CONSERVATORY offers an idyllic spot to enjoy the garden throughout the seasons, whether entertaining guests or simply unwinding with a morning coffee.

The stylish KITCHEN is both contemporary and functional, offering ample workspace, generous storage and room for family dining. With direct access to the garden, it creates the ideal hub for everyday living and entertaining alike. A separate UTILITY AREA, downstairs WC and CLOAKROOM add further practicality to this superb family home.

Upstairs, the impressive MAIN BEDROOM serves as a luxurious retreat, complete

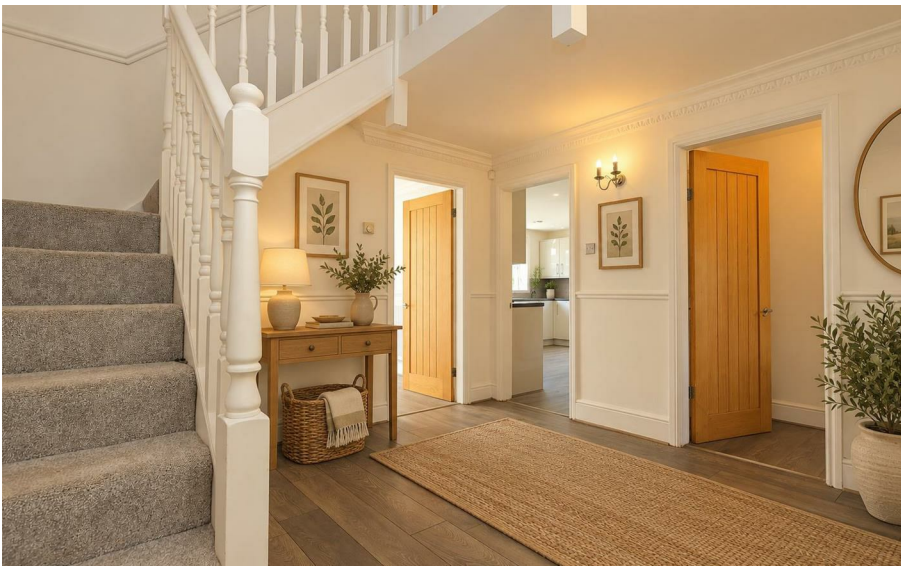


with its own EN- SUITE shower room and a spacious walk-in wardrobe. THREE further generously proportioned DOUBLE BEDROOM provide versatile accommodation for growing families, guests or those working from home. The modern family BATHROOM is beautifully finished with contemporary fittings, partial tiling and a shower over the bath.

Externally, the property continues to impress. A DRIVEWAY leads to a single GARAGE with electric, while the rear garden offers a wonderful blend of patio and lawn, creating the perfect space for summer entertaining, family gatherings or simply enjoying peaceful afternoons outdoors.

Situated in the ever-popular area of Pudsey, this fantastic home enjoys an enviable location with an excellent range of local amenities close by. Pudsey town centre offers a variety of independent shops, cafés, restaurants and everyday conveniences, while well-regarded schools and beautiful parks make the area especially appealing for families. Excellent transport links, including nearby Pudsey railway station and regular bus services, provide swift access to Leeds, Bradford and the surrounding areas, making commuting both easy and convenient.

Offering generous proportions, versatile living spaces and a location that perfectly balances community, convenience and green surroundings, this outstanding detached home is far more than just a house, it's a forever family home where lasting memories are waiting to be made. Properties of this calibre are rarely available, making this a truly special opportunity not to be missed.

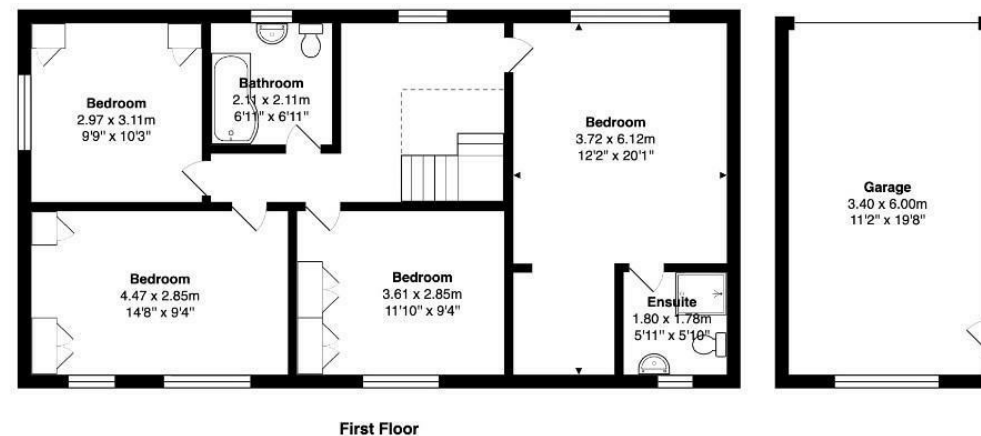
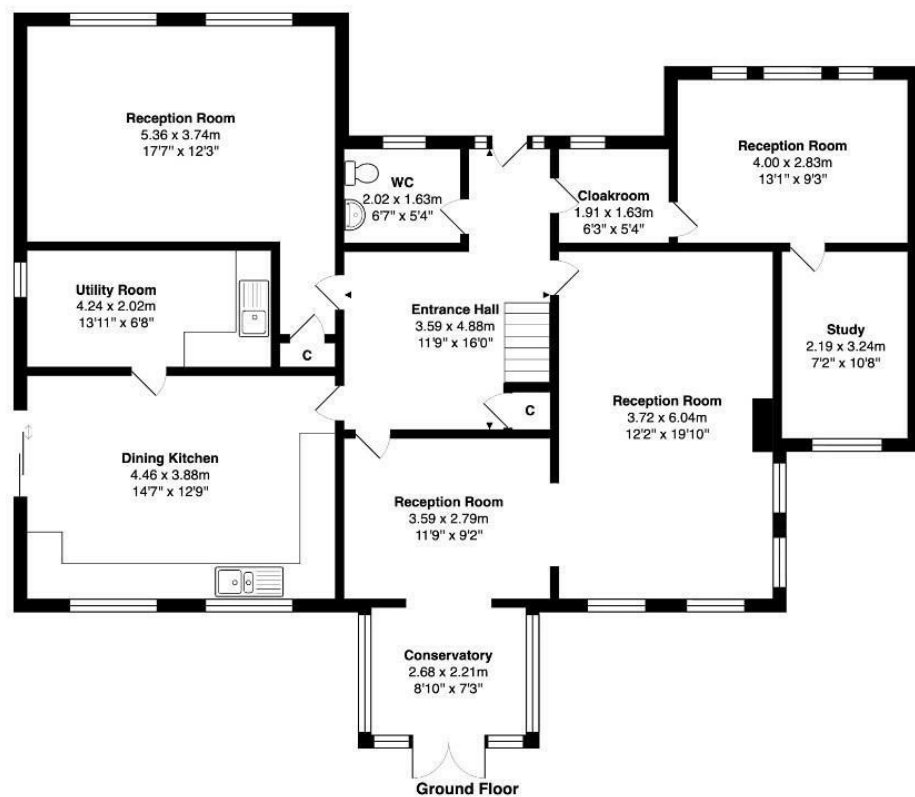


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	78
England & Wales	
EU Directive 2002/91/EC	

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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Total Area: 230.6 m² ... 2482 ft²
 All measurements are approximate and for display purposes only

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
 0113 257 6198 | Website: www.hunters.com

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