



**Westdale Road, Pudsey LS28 7HT**

**welcome to**

**Westdale Road, Pudsey**

Well-presented three-bedroom semi-detached home occupying a generous corner plot with multi-car driveway. Benefiting from a new roof, guttering and recently installed boiler, the property features two reception rooms, downstairs WC, enclosed gardens and excellent family living space throughout



## Property Information

Occupying an enviable corner plot position this well-maintained three-bedroom semi-detached home offers spacious accommodation throughout and excellent outdoor space. Having benefited from a new roof and guttering, together with a recently installed boiler approximately four months ago the property provides peace of mind for prospective purchasers. Boasting a multi-car driveway, enclosed lawned gardens and a convenient downstairs WC, this attractive home is ideal for first-time buyers, growing families and those seeking a property ready to move into.

## Entrance Porch

A useful entrance porch provides a practical space for coats and footwear before leading into the main accommodation.

## Downstairs Wc

Conveniently located on the ground floor and fitted with a WC, ideal for modern family living.

## Lounge

A comfortable and inviting reception room featuring carpet flooring and ample space for lounge furniture. The room provides the perfect setting for relaxing with family and friends and enjoys a pleasant outlook to the front of the property.

## Dining Room

A spacious dining room offering an excellent area for both everyday family meals and entertaining guests. French doors open directly onto the garden, allowing natural light to flood the room while creating a seamless connection between the indoor and outdoor living spaces.

## Kitchen

Fitted with a range of wall and base units providing ample storage and worktop space. The kitchen incorporates a gas hob, integrated dishwasher and benefits from easy-to-maintain lino flooring. The recently installed boiler, approximately four months old, adds further appeal and energy efficiency to the

home.

## Landing

Providing access to all first-floor accommodation.

## Bedroom One

A well-proportioned double bedroom positioned to the rear of the property. Benefiting from carpet flooring and contemporary spotlights, this bright and comfortable room offers ample space for bedroom furniture.

## Bedroom Two

A generous second double bedroom featuring useful built-in storage cupboards, making excellent use of the available space. Finished with carpet flooring.

## Bedroom Three

A good-sized single bedroom suitable as a child's bedroom, nursery, dressing room or home office, offering flexibility to suit a variety of requirements.

## Bathroom

Fitted with a modern suite comprising a bath with shower over, wash hand basin and WC. Complemented by spotlights and designed to provide a practical and comfortable family bathroom.

## Outside

One of the standout features of the property is its substantial corner plot position. To the front, a lawned garden is enclosed by attractive wall and fence boundaries creating a pleasant kerb appeal. A generous driveway provides off-road parking for multiple vehicles.

The outdoor space offers excellent potential for family enjoyment, entertaining and gardening. Further benefits include an outside water tap and external electric supply, adding practicality for garden maintenance and outdoor living.

## Agency Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money

laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Westdale Road, Pudsey**

- Three-bedroom semi-detached home
- Generous corner plot position
- Multi-car driveway
- New roof and guttering
- New boiler installed approximately four months ago

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**william h brown**



**0113 257 2014**



[Pudsey@williamhbrown.co.uk](mailto:Pudsey@williamhbrown.co.uk)



4-6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**