

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Radcliffe Lane

Pudsey, LS28 8AB

£465,000



Council Tax: D



# 2A Radcliffe Lane

Pudsey, LS28 8AB

£465,000



- Reavailable to previous buyer withdrawing after securing an alternative property
- Immaculate detached family home
- Flexible living arrangements with impressive size
- Four bedrooms plus study, currently used as five
- Modern kitchen diner with utility
- Spacious reception room flowing into conservatory
- Dual aspect living room with garden access
- Horseshoe garden with drive and CCTV
- Garage conversion to bar / home office
- Prime location in the heart of Pudsey

This immaculate four-bedroom detached house is for sale in the heart of Pudsey, offering generous space both inside and out, along with excellent access to local amenities and schools. The layout is highly dynamic and adaptable to changing family needs, and the property is currently arranged to comfortably accommodate five separate sleeping areas if desired.

Inside, the layout works well for busy families. There are two reception rooms: a separate living room with dual-aspect light and sliding doors opening onto the garden, plus a second reception that combines a large snug and conservatory area. This flexible space works well as a playroom or dedicated dining room. The impressive L-shaped kitchen features a modern, sleek design with handleless high-gloss units, integrated fridge freezer and BOSCH oven and hob, along with dining space for everyday meals. A separate utility room keeps laundry and storage neatly tucked away. There is also a handy downstairs W C.

Upstairs, the main double bedroom includes fitted mirrored wardrobes. The second bedroom is another good double, and the third comfortably fits a double bed and is currently used as a nursery. Bedroom four can be tailored to your family's needs, currently arranged to provide two sleeping areas or one bedroom plus a study, ideal for children or home working. The modern tiled bathroom is a great size with separate bath and shower, heated towel rail and two frosted windows.

Additional benefits include a boarded loft with pull-down ladder, CCTV security, and a dual driveway. The garage has been converted, with power and insulation, creating a highly versatile extra room that works brilliantly as a home office, entertaining bar space, games room or gym, offering excellent flexibility for modern living. Outside, the one-of-a-kind horseshoe garden offers different zones for relaxing and play, complemented by a pergola just off the living room.

Pudsey's town centre is close by, with shops, cafés and local amenities, plus nearby parks for outdoor time. The area is well-regarded for schooling options and offers excellent commuter links via road, rail and regular bus routes, making it a convenient location for families and professionals alike. Internal viewing is highly recommended by the agent - don't miss out!

Tel: 0113 257 6198

**ENTRANCE HALL**

**LIVING ROOM**

11'2" x 18'0" (3.41 x 5.49m)

**W/C**

2'6" x 5'5" (0.77 x 1.67m)

**DINING KITCHEN**

17'9" x 12'2" (5.43 x 3.71m)

**UTILITY**

6'6" x 5'2" (1.99 x 1.59m)

**DINING / PLAY ROOM**

10'9" x 9'1" (3.28 x 2.79m)

**CONSERVATORY**

8'7" x 8'3" (2.63 x 2.53m)

**LANDING**

**BEDROOM ONE**

10'10" x 11'1" (3.31 x 3.39m)

**BEDROOM TWO**

10'4" x 8'4" (3.17 x 2.56m)

**BEDROOM THREE**

11'3" x 8'5" (3.45 x 2.58m)

**BEDROOM FOUR**

6'6" x 17'11" (1.99 x 5.47m)

**OCCASIONAL ROOM / STUDY**

10'4" x 9'2" (3.16 x 2.80m)

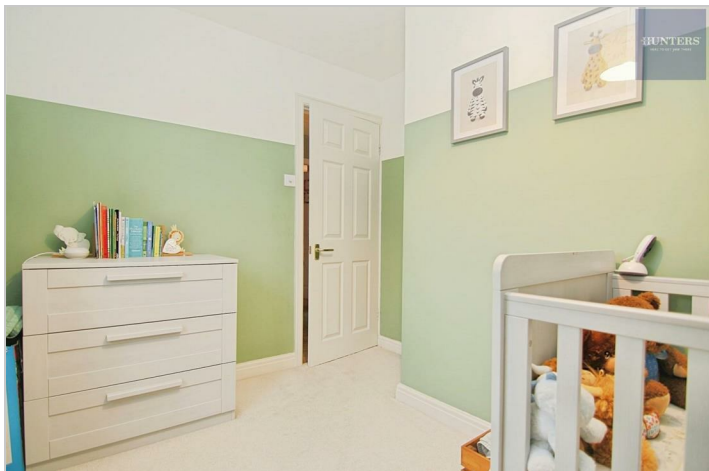
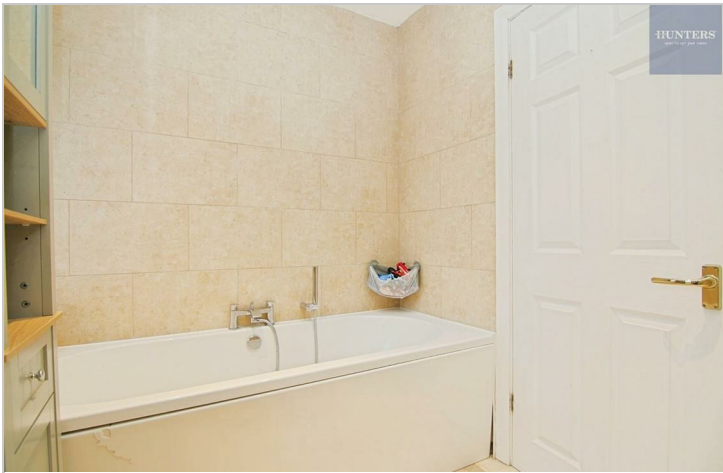
**BATHROOM**

9'1" x 6'1" (2.78 x 1.86m)

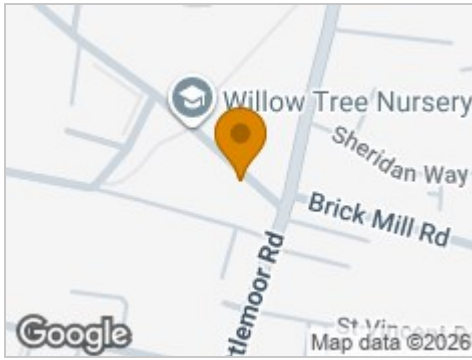
**OUTHOUSE**

9'11" x 19'7" (3.04 x 5.98m)

**GARDENS & DRIVE**



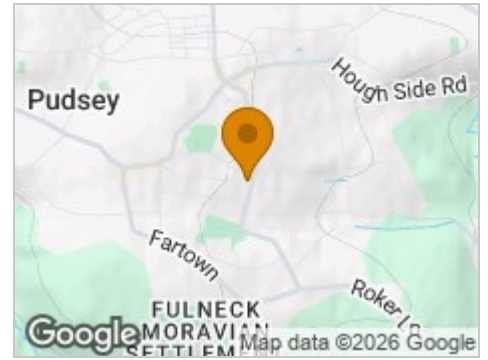
## Road Map



## Hybrid Map



## Terrain Map



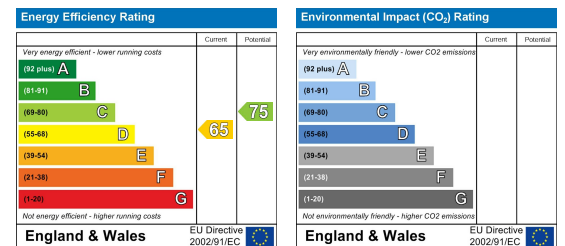
## Floor Plan



## 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.