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Clifton Road

Pudsey, LS28 7DZ

Offers Over £399,950

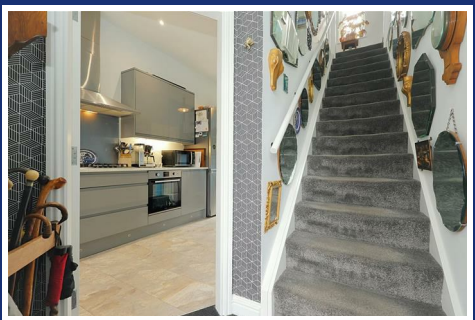
3 2 1 B

Council Tax: E

Wood House Clifton Road

Pudsey, LS28 7DZ

Offers Over £399,950



- Individual detached home
- Beautifully arranged over three floors
- Three generous double bedrooms
- Private south-facing garden
- Stylish kitchen diner with integrated appliances
- Spacious dual-aspect living room
- Off-street parking with EV charging point
- Prime Pudsey location close to amenities and commuter links
- Impressive top-floor principal suite with en-suite

A genuinely individual home in the heart of Pudsey, this prestigious and recently built detached property has been beautifully designed over three floors to create something refreshingly different from the everyday. Combining striking architecture with generous ceiling heights, an abundance of natural light, three double bedrooms and a superb south-facing garden, this is a home where the attention to layout and design can be appreciated from the moment you step inside.

The location complements the property perfectly, placing Pudsey town centre and its wide selection of shops, cafés, pubs, leisure facilities and traditional market within easy reach. Pudsey Bus Station provides regular services towards Leeds city centre, while New Pudsey railway station offers connections towards Leeds, Bradford and further afield, making the area particularly convenient for commuters.

From the outside, the home's distinctive detached design gives it excellent kerb appeal and immediately sets it apart. Off-street parking is provided to the side, complete with an EV charging point already in place, while the property itself has a real sense of individuality before you have even stepped through the door.

An entrance vestibule provides a welcoming introduction, with stairs rising through the centre of the home and access opening independently into the two principal ground-floor living spaces. To one side sits the kitchen diner, fitted with sleek contemporary high-gloss wall and base cabinetry alongside integrated appliances including an oven and dishwasher, a gas hob and plenty of practical preparation space. There is ample room for a dining table, while a particularly useful walk-in pantry provides valuable additional storage and helps keep the main kitchen beautifully uncluttered. A useful downstairs WC adds extra practicality for everyday family life and visiting guests. French doors open directly from the kitchen diner onto the south-facing rear garden, instantly connecting the room with the outside and making this an excellent space for entertaining or simply enjoying family life during the warmer months.

Occupying the opposite side of the ground floor is a beautifully presented living room. Generous ceiling heights and dual-aspect natural light give the room a fantastic feeling of space, while tasteful décor means it is ready to move straight into and dress around your own style. The proportions easily accommodate a full lounge arrangement alongside additional dining or occasional space, giving the room a versatility that is increasingly difficult to find. A second set of French doors again opens onto the rear garden. With both principal ground-floor rooms leading outside, there is a wonderful flow through the home in summer, allowing the kitchen, living areas and garden to feel like one connected entertaining space.

The first floor continues to impress, with two generous double bedrooms positioned to the front. Both enjoy a pleasant leafy outlook and the impressive ceiling heights found throughout the property, helping each bedroom feel even larger. There is plenty of room for freestanding furniture, while one bedroom also benefits from clever storage incorporated above the stair bulkhead.

A useful utility/storage cupboard has been thoughtfully incorporated into the first-floor landing, adding another practical feature without compromising the living accommodation. Serving this floor is a stylish modern family bathroom, finished with contemporary grey tiling and a practical P-shaped bath with shower above. A pedestal wash basin and WC complete the suite, creating a smart, easy-to-maintain bathroom perfectly suited to everyday family life and ready to enjoy from day one.

The top floor is where this home becomes particularly special. Occupying the entire upper level, the principal bedroom suite creates a fantastic private retreat with an impressive amount of floor space. Light has been exceptionally well considered, with four Velux windows alongside two dormer windows flooding the room with natural light and giving it a character quite unlike a conventional bedroom. Tasteful décor, a beamed ceiling and the shape of the roofline give the room real personality, while extensive eaves storage makes excellent use of the less accessible areas without compromising the main floor space. There is ample room for a substantial bed and additional furniture, creating a genuine principal suite rather than simply another bedroom. An en-suite completes the top floor, incorporating a shower, WC and wash basin and providing the practicality expected of a modern principal bedroom.

Outside, the rear garden is another major highlight. South-facing, beautifully presented and impressively private, it has been designed to create a genuine retreat from the surrounding area. Timber fencing encloses the space, while a generous lawn, mature planted borders and a raised patio provide a lovely balance between greenery and areas for sitting or entertaining. Importantly, the garden does not feel overlooked, giving the whole space a peaceful and secluded atmosphere which is difficult to appreciate fully until you are there. Running across the rear of the property is a stylish glass-roofed veranda with a dark metal frame, creating a covered outdoor area which can be enjoyed well beyond the summer months. With French doors from both the kitchen diner and living room opening beneath it, the feature also strengthens the connection between inside and out and makes the garden feel like a true extension of the ground-floor accommodation. External power and water taps add further everyday practicality. The property also benefits from privately owned solar panels, offering an energy-efficient addition to the home with no rental agreement attached.

All in all, this is a home that succeeds in being genuinely different without sacrificing practicality. From its individual detached design and beautifully light three-storey layout to three genuine double bedrooms, a private top-floor principal suite, south-facing garden, EV charging and superb indoor-outdoor flow, every floor offers something memorable.

For buyers wanting a modern home with character, space and an identity of its own, while remaining exceptionally convenient for the heart of Pudsey and wider commuter connections, this is an exciting opportunity that really does need to be viewed to be fully appreciated.

Tel: 0113 257 6198

KITCHEN
22'8" x 7'8" (6.91m x 2.36m)

LIVING ROOM
22'8" x 10'2" (6.91m x 3.10m)

WC
11'8" x 3'0" (3.57m x 0.93m)

BEDROOM
12'2" x 10'1" (3.73m x 3.09m)

BEDROOM
11'2" x 9'11" (3.42m x 3.04m)

UTILITY
5'6" x 4'4" (1.68m x 1.34m)

BATHROOM
7'10" x 6'8" (2.39m x 2.05m)

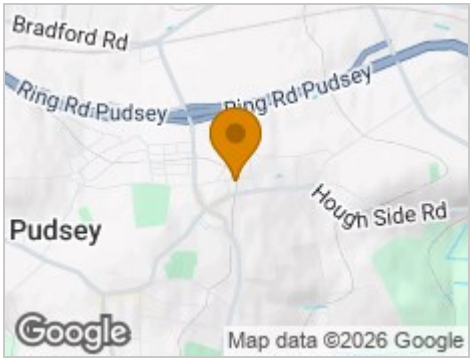
BEDROOM
19'3" x 18'4" (5.89m x 5.60m)

EN-SUITE
8'6" x 6'1" (2.60m x 1.86m)

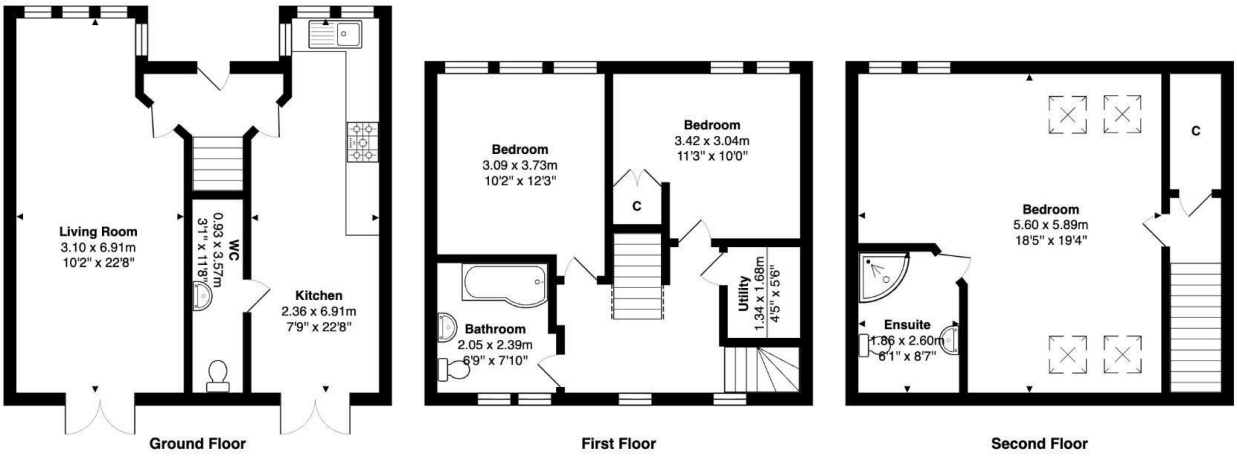
Road Map

Hybrid Map

Terrain Map



Floor Plan



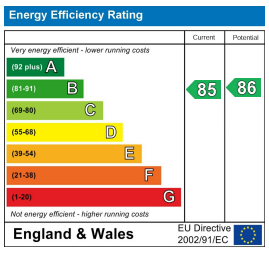
Total Area: 122.4 m² ... 1317 ft²

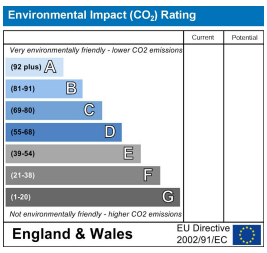
All measurements are approximate and for display purposes only

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.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com