

HUNTERS[®]

HERE TO GET *you* THERE



Westdale Drive

Pudsey, LS28 7HZ

£220,000



Council Tax: A



34 Westdale Drive

Pudsey, LS28 7HZ

£220,000



- Chain free and ready to move into
- Three versatile bedrooms
- Stylish shaker kitchen with breakfast bar
- Dual-aspect reception room with log burner
- Set back from the road adjacent to a quiet green
- Contemporary classic home with plenty of character
- Integrated appliances plus utility space
- Stunning bathroom with bath and walk-in shower
- Boarded loft with potential to extend (STPP)
- Council tax band 'A'

For sale is this beautifully curated three-bedroom home, blending contemporary comfort with timeless character to create a warm and elegant living environment full of individuality. Offered to the market chain free and ready to move into, the property enjoys a pleasant position set back from the road and adjacent to a quiet green, giving a lovely sense of openness while remaining close to local amenities, schools and transport links.

Inside, a dual-aspect reception room forms an inviting through-space with a garden outlook and ample room for both seating and dining. A log burner provides a cosy focal point, enhancing the home's characterful yet refined atmosphere. Full of personality and warmth, the interiors balance modern living with classic influences, creating a space that feels distinctive yet effortlessly tasteful.

The beautifully designed kitchen matches that modern classic feel, featuring shaker-style units, wooden worktops and a breakfast bar peninsula. A range-style oven, integrated dishwasher, washing machine and fridge freezer are all included, along with a practical utility space, making the layout both stylish and functional for everyday living.

Upstairs are three well-proportioned bedrooms. The rear double bedroom is of impressive size, offering fitted wardrobes and a pleasant garden outlook. The second double bedroom is even larger and could easily serve as the principal room if preferred, also benefitting from fitted wardrobes and excellent versatility. The third bedroom is a flexible single room, ideal as a home office, dressing space or child's room. The bathroom is very modern and tastefully finished, featuring a striking tiled suite, separate bath, walk-in rain shower, floating vanity sink and heated towel rail. The loft is boarded with power and lighting, currently providing useful additional storage but poses potential for conversion subject to planning permission (STPP).

Outside, the rear garden is private and enclosed, featuring a lawned area with wooden pergola, rockery and composite decking seating area.

Pudsey continues to be a popular location thanks to its selection of shops, cafés and everyday amenities, along with nearby parks and green spaces. The ever-popular Owlcotes Shopping Centre, featuring M&S, Asda and B&M, is approximately only a 0.6 mile walk away, adding further convenience for day-to-day living. Local schools are within easy reach, making the area appealing to families, while regular public transport links provide convenient connections to surrounding areas and the city centre.

Tel: 0113 257 6198

KITCHEN DINER

13'1" x 12'0" (4.01 x 3.66m)

UTILITY ROOM

8'4" x 5'10" (2.55 x 1.79m)

LIVING ROOM

19'1" x 9'9" (5.83 x 2.98m)

BEDROOM ONE

11'8" x 9'5" (3.56 x 2.89m)

BEDROOM TWO

12'0" x 10'1" (3.66 x 3.09m)

BEDROOM THREE

10'1" x 7'1" (3.09 x 2.17m)

BATHROOM

9'7" x 5'10" (2.94 x 1.79m)



Road Map



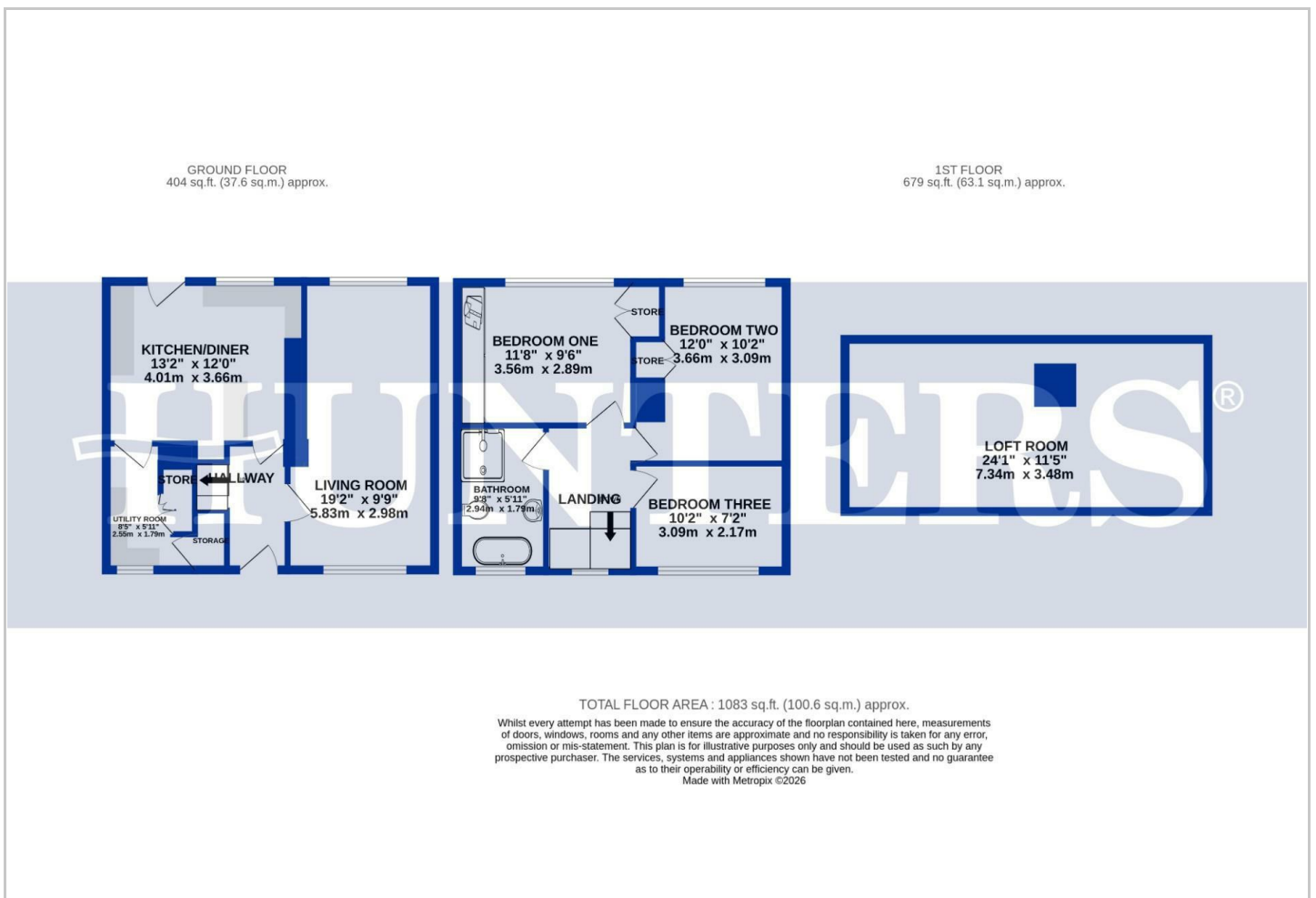
Hybrid Map



Terrain Map



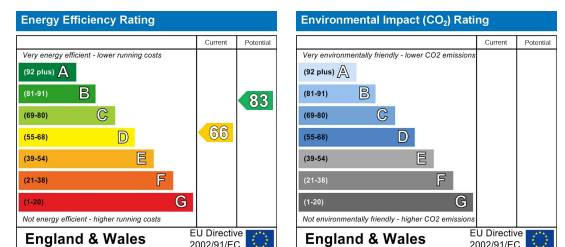
Floor Plan



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.