

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



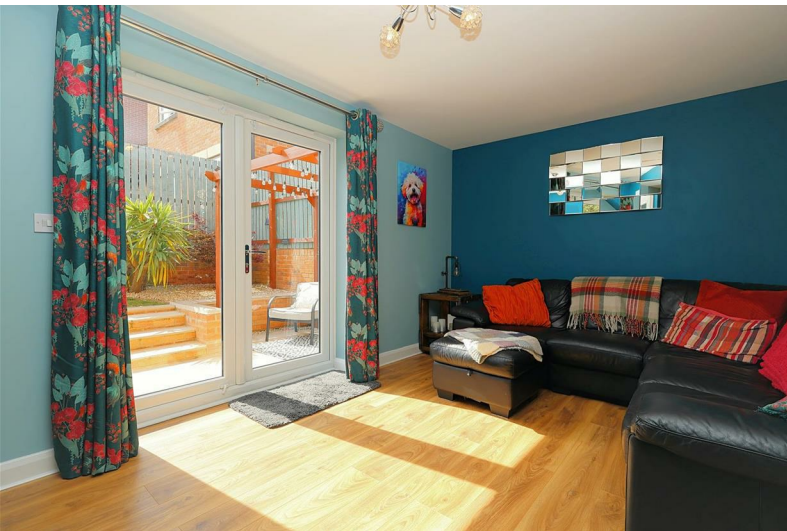
## Corn Mill Approach

Pudsey, LS28 8DD

Offers Over £400,000



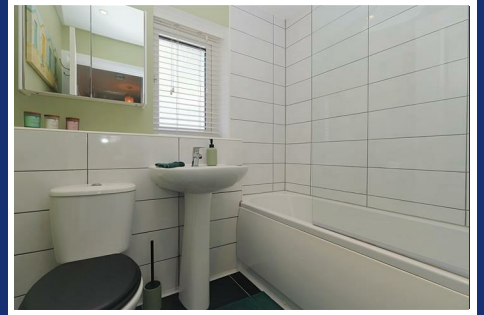
Council Tax: E



# 15 Corn Mill Approach

Pudsey, LS28 8DD

## Offers Over £400,000



- Four-bedroom detached family home
- Beautifully presented and ready to move straight into
- Stylish bay-fronted kitchen diner with integrated appliances
- Principal bedroom with modern en-suite shower room
- Private sun-trap rear garden with lawn and patio
- Highly desirable residential development in Pudsey
- Positioned adjacent to a central green space
- Separate rear living room with French doors to the garden
- Three further versatile bedrooms, two with fitted wardrobes
- Generous garage plus driveway parking for up to three vehicles

Set within a particularly desirable pocket of Pudsey, this impressive four-bedroom detached home is a superb choice for family buyers looking for style, location and a genuine turn-key move. Occupying an attractive position within a popular residential development, the home sits adjacent to a central green space, creating a lovely family-friendly setting with somewhere for children to play close to home. Excellent local schools, public transport links and Pudsey's wide range of shops, cafés, bars and everyday amenities are all within easy reach.

The property itself is modern, immaculate and ready to move straight into, offering the kind of low-maintenance lifestyle that makes family living that little bit easier. From the moment you step inside, the presentation feels considered and well cared for.

A tiled entrance hall provides a welcoming first impression, with two useful storage areas and a downstairs WC adding everyday practicality. To the front is a stylish contemporary kitchen diner, fitted with sleek high-gloss units, a feature tiled splashback and a range of integrated appliances including a fridge freezer, oven, microwave and washing machine. The bay-fronted design creates extra space for a dining table, making this a bright and sociable room for family meals, homework or catching up at the end of the day.

To the rear, the separate living room offers a more relaxed space to unwind. Tasteful décor, wood-effect flooring and an electric log-effect burner create a warm, comfortable feel, while French doors open directly onto the rear garden, giving the room a lovely indoor-outdoor connection through the warmer months. The garden is a real sun trap and has been designed with both family life and easy maintenance in mind. A combination of lawn and patio creates defined areas for children to play, outdoor dining and entertaining, while raised beds add interest and timber fencing provides a private and secure setting. Direct access from the garden leads into the generous garage, which offers excellent space for secure parking, storage and additional white goods. To the front, the driveway provides off-street parking for a further two vehicles, giving the property parking provision for up to three cars in total.

Upstairs, the layout continues to work exceptionally well for a growing family, with four bedrooms and two bathrooms. The principal bedroom is a generous full-depth room with its own modern en-suite shower room, complete with rainfall-style shower, WC and wash basin. In addition to offering extra privacy, the second shower is a real practical advantage in a busy household, helping to avoid the morning rush around one family bathroom.

There are two further generous double bedrooms, both benefiting from fitted wardrobes and finished with plush carpeting and tasteful décor. The front double is enhanced further by its bay window, which adds useful additional floor space and natural light. The fourth bedroom is a versatile room which would make an ideal large single bedroom, nursery, home office or guest room, and is currently arranged to accommodate a double bed while enjoying a pleasant outlook over the rear garden. Completing the first floor is a modern family bathroom, fitted with a WC, pedestal wash basin and bath with shower over.

For buyers looking for a detached family home where there is very little to do other than move in and enjoy it, this property stands out. The combination of four bedrooms, two bathrooms, secure garden, garage, excellent parking and a sought-after position within this popular part of Pudsey makes it a home that should appeal immediately to families wanting both practicality and presentation.

Tel: 0113 257 6198

## DINING KITCHEN

15'1" x 8'7" (4.62m x 2.62)

## LIVING ROOM

15'6" x 10'5" (4.73m x 3.19m)

## WC

5'10" x 2'11" (1.78m x 0.89m)

## GARAGE

19'8" x 10'1" (6.00m x 3.08m)

## BEDROOM

16'0" x 9'10" (4.88m x 3.00m)

## EN-SUITE

9'10" x 3'2" (3.00m x 0.97m)

## BEDROOM

12'7" x 8'5" (3.85m x 2.59m)

## BEDROOM

8'11" x 8'5" (2.74m x 2.59m)

## BEDROOM

7'6" x 6'7" (2.29m x 2.03m)

## BATHROOM

6'7" x 5'6" (2.03m x 1.69m)



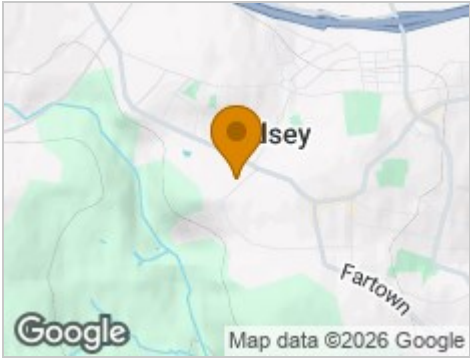
Road Map



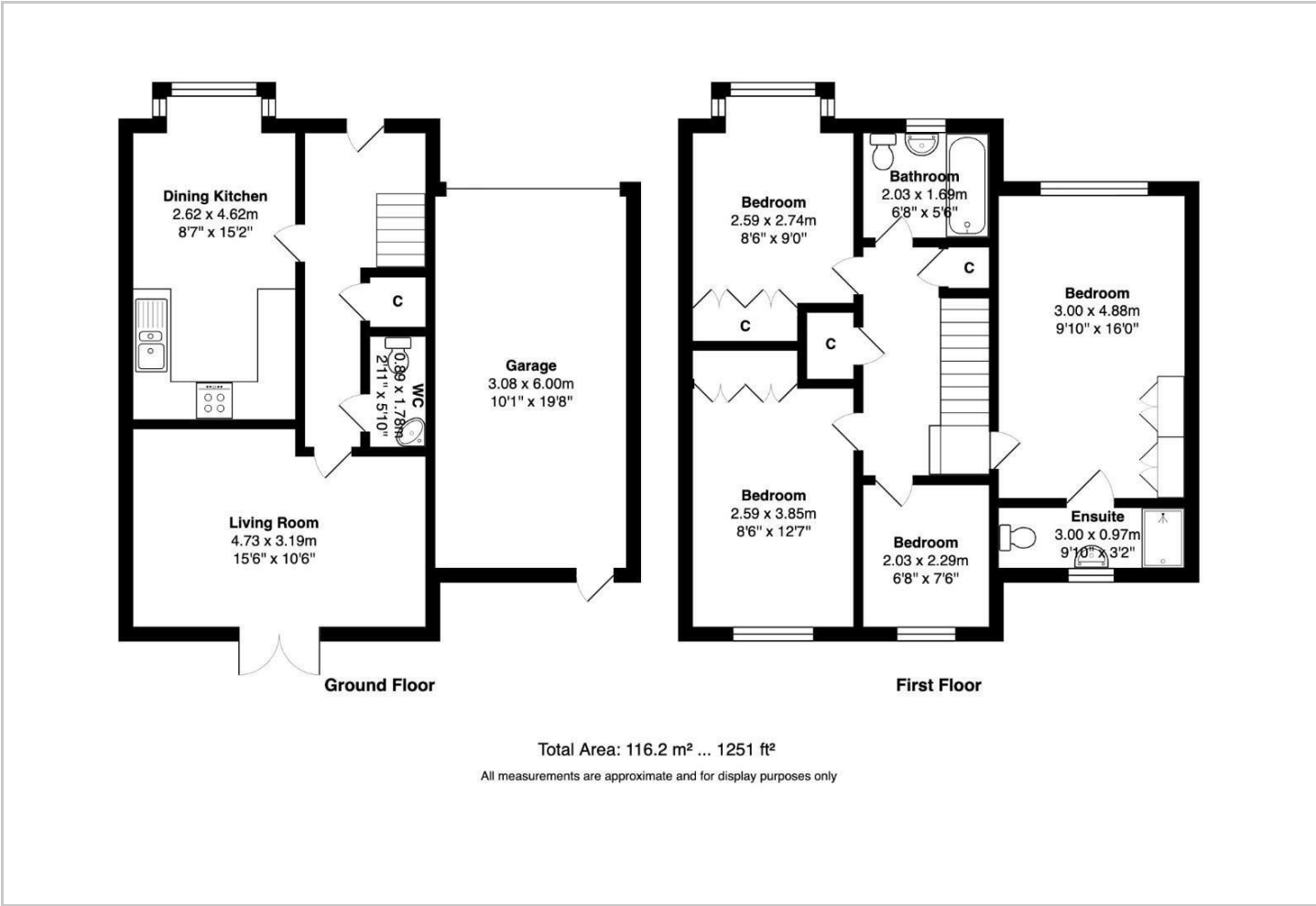
Hybrid Map



Terrain Map



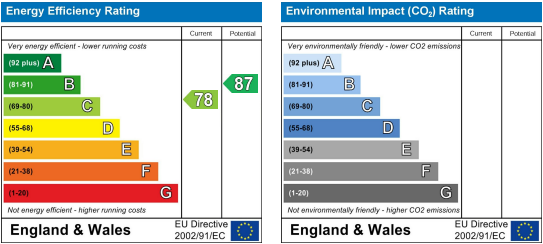
Floor Plan



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.