HUNTERS®

HERE TO GET *you* THERE

Waterloo Road

Pudsey, LS28 7UJ

Offers Over £425,000

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Council Tax: E

52 Waterloo Road

Pudsey, LS28 7UJ

Offers Over £425,000

- Striking detached home in sought-after location
- Stylish interior combining traditional character and modern living
- Spacious lounge with bay window and log-burning stove
- Huge scope to extend (STPP)
- Set back from the road with far-reaching views
- Luxury four-piece bathroom with walk-in shower and bath
- Elegant dining room with decorative ceiling and feature fireplace
- Three generous bedrooms with inviting décor
- Mature wraparound garden offering privacy and tranquillity
- Large driveway plus alarmed garage with power

Welcome to this beautifully presented DETACHED home in a sought-after Pudsey location. An elegant and CHARACTERFUL property that perfectly balances traditional charm with modern living. Thoughtfully updated throughout, this stylish residence offers bright, neutral décor, impressive proportions, and the flexibility to further EXTEND if desired. With three generous bedrooms, a reconfigured LUXURY bathroom, a FULLY ALARMED home and garage, and a WRAPAROUND private garden, it is an exceptional home with far-reaching VIEWS suited to growing families and professional buyers alike.

Step inside through the LIGHT and airy PORCH, featuring frosted glass panels and arch detail, which opens into a spacious ENTRANCE HALL with original balustrade and engineered OAK parquet flooring, a welcoming introduction to the home's quality and character. The LIVING ROOM enjoys natural light from a large bay window and showcases a striking exposed brick fireplace housing a LOG-BURNING STOVE set upon a slate hearth, complemented by two arched alcoves and oak-style flooring. The adjacent DINING ROOM exudes elegance with decorative plaster ceiling detailing, another feature fireplace, and a pleasant outlook across the garden, an ideal space for family gatherings or entertaining guests.

The KITCHEN sits to the rear, bright and functional with fitted wall and base units, ample workspace, and a sink and drainer. A rear-facing window allows light to flow through, while the wood flooring ties the space seamlessly into the rest of the home. There is also huge potential to EXTEND to the side or rear, subject to planning permission, offering the exciting future opportunity to create a much larger OPEN PLAN kitchen and living space to suit a growing family's needs.

Upstairs, a spacious landing with large side window leads to THREE well-proportioned bedrooms. The main bedroom features a beautiful bay window with far-reaching VIEWS, finished with neutral plastered walls and oak-style flooring. The second double bedroom overlooks the rear garden and is fully replastered, carpeted, and READY to move into, while the third bedroom offers flexibility as a HOME OFFICE or guest room, again with elevated views and quality finishes.

The LUXURY BATHROOM has been cleverly reconfigured to create a standout space, fully tiled and featuring a four-piece suite with a walk-in shower, large bathtub, WC, and wash basin. Chrome period-style fittings, dual frosted windows, and a traditional three-column radiator with heated towel rail complete this HIGH END finish.

OUTSIDE, the property is SET BACK and screened from the road, creating a private and peaceful first impression. It enjoys an enclosed, mature WRAPAROUND garden with a high degree of PRIVACY, offering a low-maintenance haven with patio space for outdoor dining, and well-established planting that creates a tranquil setting. To the front, a LANDSCAPED garden with gravelled and planted areas provides an attractive approach, with hedged and walled borders and gated access to both sides of the home. A LARGE DRIVEWAY provides off-street PARKING for multiple vehicles, leading to an integrated, fully alarmed GARAGE with power, lighting, and a recently updated consumer unit from 2021, offering excellent utility, storage, or workshop potential.

This is a RARE opportunity to acquire a STRIKING DETACHED home on one of Pudsey's most well-regarded locations, combining space, CHARACTER, and modern comfort in equal measure. Early viewing is highly recommended.

Tel: 0113 257 6198

PORCH

ENTRANCE HALL
7'1" x 11'6" (2.16 x 3.51m)

LIVING ROOM
11'6" x 13'11" (3.53 x 4.26m)

DINING ROOM
10'10" x 14'3" (3.31 x 4.36m)

KITCHEN
7'10" x 10'11" (2.39 x 3.34m)

LANDING

BEDROOM ONE
10'9" x 10'5" (3.28 x 3.20m)

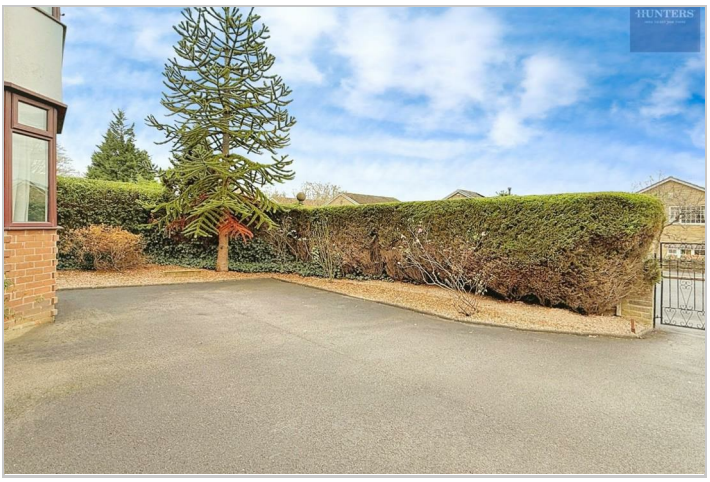
BEDROOM TWO
10'9" x 14'4" (3.28 x 4.38m)

BEDROOM THREE
8'2" x 7'6" (2.50 x 2.30m)

BATHROOM
8'1" x 9'7" (2.48 x 2.94m)

GARAGE
8'0" x 15'10" (2.44 x 4.84m)

GARDENS & DRIVE

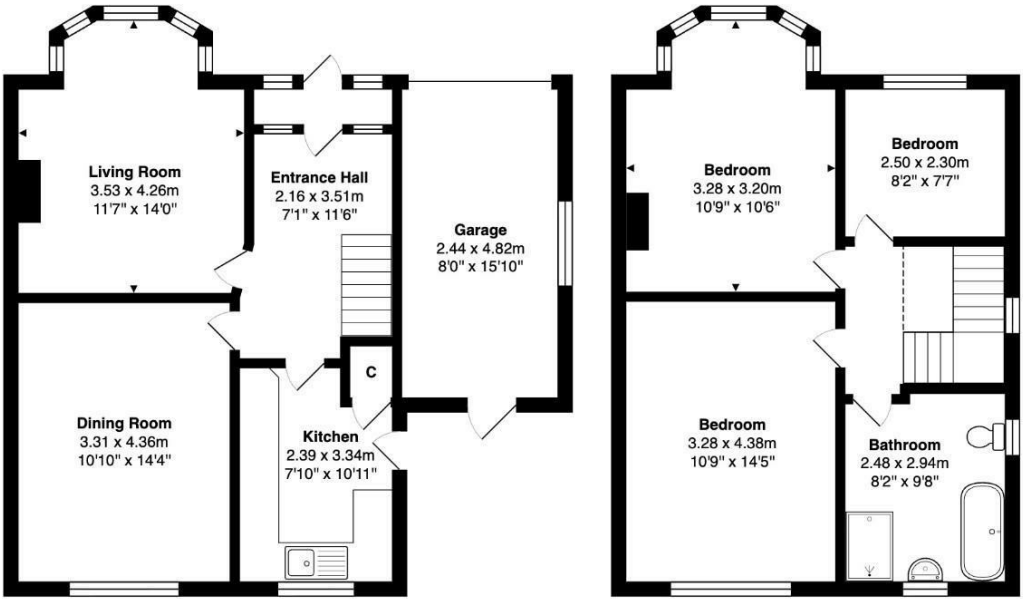


Road Map

Hybrid Map

Terrain Map

Floor Plan



Ground Floor

First Floor

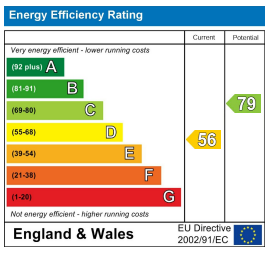
Total Area: 107.6 m² ... 1158 ft²

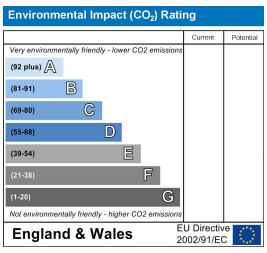
All measurements are approximate and for display purposes only

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.

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