

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Southroyd Rise

Pudsey, LS28 8AU

£220,000



Council Tax: A





# 1 Southroyd Rise

Pudsey, LS28 8AU

£220,000



- Generous plot with gardens to three sides
- Spacious three bedroom home
- Potential to extend subject to planning permission
- Open-plan kitchen diner with french doors
- Elevated position with outlook towards mature trees
- Scope to modernise and add potential value!
- Ground floor W/C via side porch
- Popular Pudsey location with excellent amenities and transport links
- Council tax band A

This neutrally decorated three bedroom home is offered for sale in the ever popular Pudsey area, occupying a notably generous plot with gardens to three sides and off-street parking, giving it a real sense of space that is increasingly hard to find. Already well positioned and enjoying an elevated outlook, the property feels a little bit of a hidden gem, offering buyers the chance to move straight in while also adding their own style and fresh décor over time.

The accommodation opens into a well-proportioned reception room, enjoying an elevated position with a pleasant outlook towards mature trees and down the street, creating a greater sense of openness and privacy than many comparable homes. The space feels bright and welcoming while offering a blank canvas for future styling. To the rear, the open-plan kitchen diner forms the heart of the home, complete with stylish herringbone flooring and French doors opening directly onto the garden, ideal for everyday living and entertaining. A useful side porch leads to a convenient ground floor W/C.

Upstairs, the principal bedroom sits to the front of the property and also benefits from the elevated outlook and fitted wardrobes. The second double bedroom overlooks the rear garden and has been recently redecorated, while the third bedroom offers flexibility as a nursery, guest room or home office. The bathroom is fitted with white tiled walls, a pedestal sink, frosted window and a bath with shower over.

A real standout feature is the impressive overall plot size, with gardens extending to three sides, off-street parking, and a strong sense of space around the home. This setting not only enhances day-to-day enjoyment but also offers clear scope for future extension or reconfiguration, subject to the necessary planning permissions.

Pudsey remains a highly sought-after location, offering a range of local amenities including supermarkets, independent shops and cafés around the town centre. Nearby Pudsey Park provides attractive green space, a playground and family-friendly walks, while well-regarded local schools add further appeal.

Transport links are excellent, with New Pudsey railway station providing regular services to Leeds and Bradford, making this a convenient choice for commuters.

The property benefits from an EPC rating of C and falls within Council Tax Band A.

\*The aerial image shown is for illustrative purposes only and is intended as an impression of the property and its surroundings. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. All descriptions, measurements, and other details are provided as a general guide only and should be independently verified by prospective purchasers.

Tel: 0113 257 6198

## ENTRANCE HALL

## LIVING ROOM

11'11" x 14'2" (3.64 x 4.34m)

## DINING KITCHEN

19'1" x 9'9" (5.84 x 2.99m)

## GROUND FLOOR W/C

## LANDING

## BEDROOM ONE

12'0" x 14'3" (3.66 x 4.35m)

## BEDROOM TWO

12'0" x 9'9" (3.66 x 2.99m)

## BEDROOM THREE

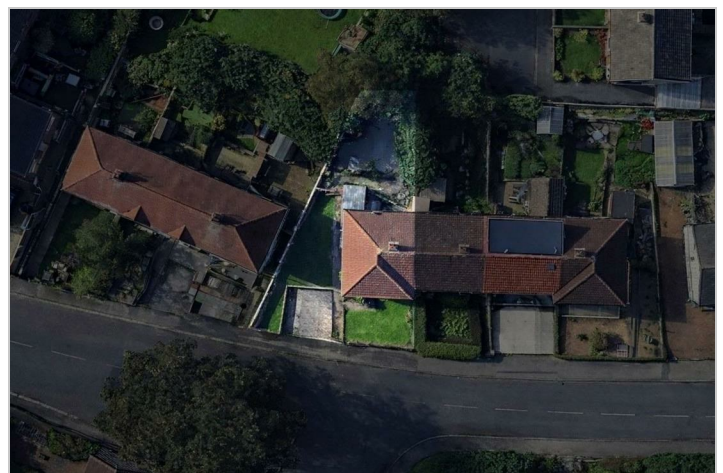
6'9" x 10'11" (2.07 x 3.34m)

## BATHROOM

6'7" x 5'5" (2.01 x 1.67m)

## EXTERNAL STORE

## GARDENS & DRIVE



Road Map



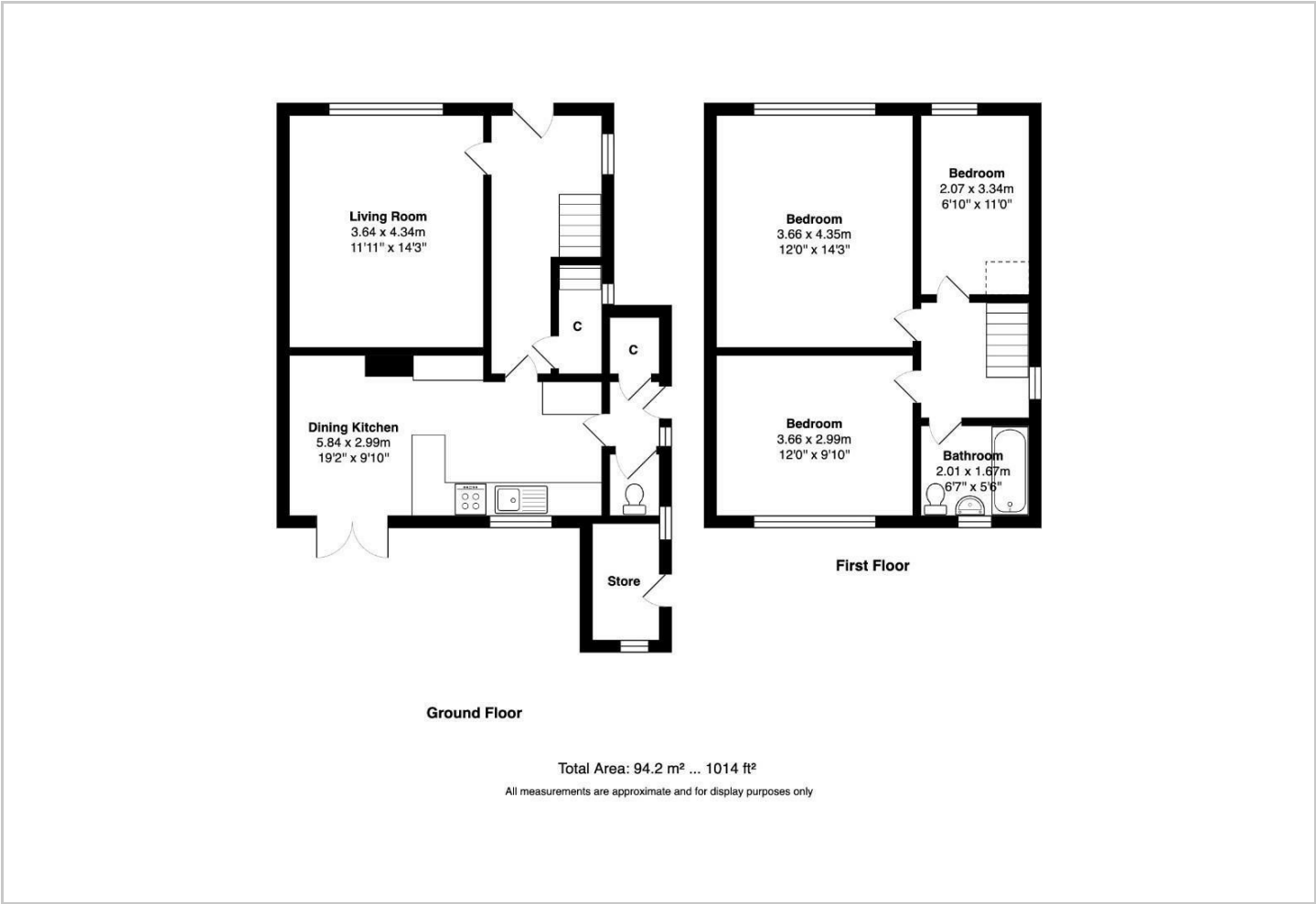
Hybrid Map



Terrain Map



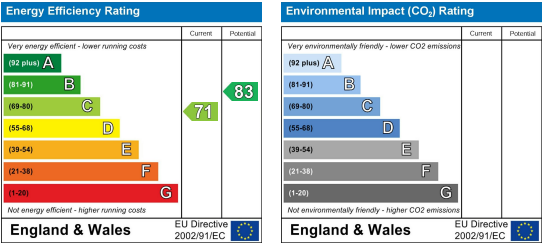
Floor Plan



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.