



## Mount Pleasant Road

Pudsey, LS28 9AA

£395,000



Council Tax: D



# 61 Mount Pleasant Road

Pudsey, LS28 9AA

£395,000



- Sought-after Pudsey location
- Four double bedrooms
- Large corner plot position
- Modern dining kitchen with bi-fold doors
- Extended and thoughtfully designed layout
- Ground-floor bedroom with en suite
- Multiple reception rooms for family living
- Large garden with lawn, patio and suntrap decking
- Block-paved driveway and garage storage
- Two modern bathrooms plus W/C

This immaculately presented and EXTENDED FOUR-BEDROOM home occupies an enviable CORNER PLOT in a prime and highly sought-after part of Pudsey, offering a one-of-a-kind, thoughtfully tailored layout that has clearly been designed with FAMILY life in mind.

Set on this prominent corner position, the property benefits from a LARGE PLOT that provides excellent privacy, kerb appeal and flexibility. A BLOCK-PAVED DRIVE offers off-road parking for numerous vehicles and leads to the GARAGE. A useful entrance porch creates an ideal drop-zone for coats and shoes as you enter the home, helping keep everyday family life organised.

Inside, the accommodation is MODERN, ready to move into and offers impressive proportions throughout. The main LIVING ROOM is a comfortable and welcoming reception space, while a separate PLAYROOM or second reception room benefits from dual-aspect light, making it ideal for children, home working or flexible family use. A downstairs W/C adds further practicality.

At the heart of the home is a modern KITCHEN DINER, finished in contemporary grey tones with QUARTZ worktops, a breakfast bar peninsula and an excellent range of wall and base units. INTEGRATED appliances include a Bosch oven and microwave, wine fridge, dishwasher and washing machine, complemented by under-unit lighting. BI-FOLD DOORS open from the dining area directly onto the garden, creating a seamless flow between indoor and outdoor spaces, ideal for everyday living and entertaining.

The property currently serves as FOUR DOUBLE bedrooms in total. The ground-floor principal bedroom provides a practical and private space with fitted wardrobes and a modern ENSUITE shower room. The remaining rooms include dormer-style doubles overlooking the garden and a larger room with Velux skylights, eaves storage and fitted wardrobes. A stylish first-floor BATHROOM features a modern tiled suite with separate bath and shower, heated towel rail and Velux window.

Outside, the property continues to impress. The large GARDEN offers a combination of lawn, patio seating and a second decking area positioned perfectly as a suntrap, making it IDEAL for hosting family and friends. An insulated GARDEN BAR with power provides a fantastic additional entertaining space. The garage has been split to offer excellent powered storage, further enhancing the already generous STORAGE space available internally. Further features include CCTV and an alarm system installed throughout the property, adding peace of mind.

Located in a PRIME Pudsey position, close to local schools, amenities and green spaces, this is a truly individual family home that makes full use of its outstanding CORNER PLOT setting.

Tel: 0113 257 6198

### DINING KITCHEN

20'6" x 14'0" (6.27m x 4.27m)

### LIVING ROOM

17'5" x 9'8" (5.33m x 2.96m)

### PLAY ROOM

16'1" x 7'11" (4.91m x 2.43m)

### BEDROOM

17'6" x 10'4" (5.34m x 3.15m)

### EN-SUITE

7'2" x 6'3" (2.19m x 1.92m)

### WC

4'5" x 3'2" (1.35m x 0.98m)

### BEDROOM

14'6" x 9'11" (4.42m x 3.03m)

### BEDROOM

11'0" x 10'7" (3.37m x 3.24m)

### BEDROOM

10'7" x 8'3" (3.24m x 2.53m)

### BATHROOM

11'6" x 5'5" (3.51m x 1.66m)

### GARDEN BAR

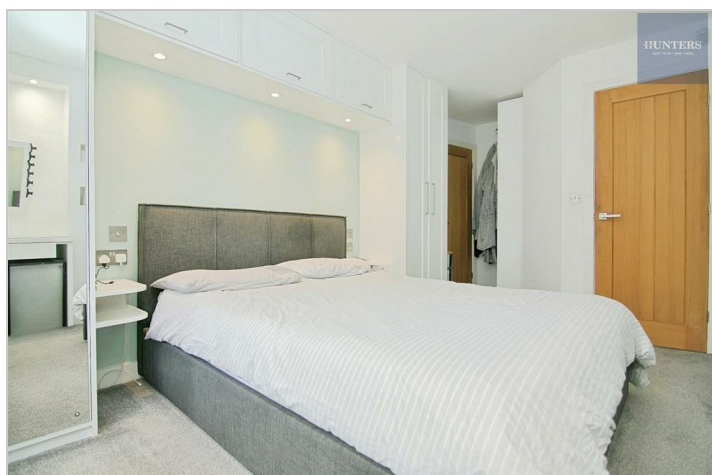
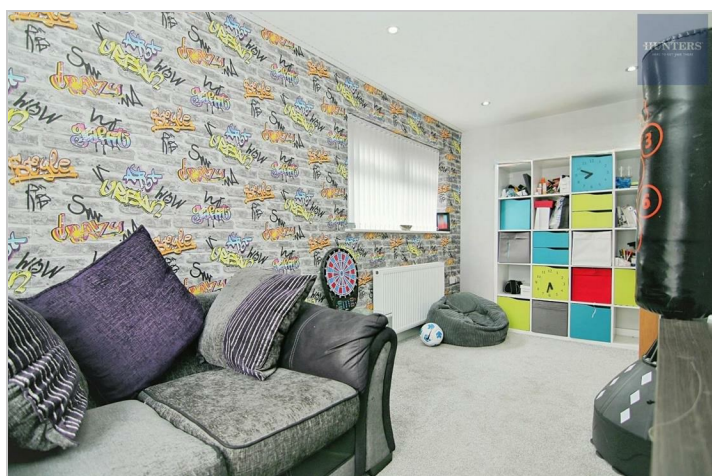
8'11" x 8'3" (2.73m x 2.53m)

### GARAGE

16'2" x 9'3" (4.95m x 2.83m)

### STORE

9'3" x 5'8" (2.83m x 1.74m)



## Road Map



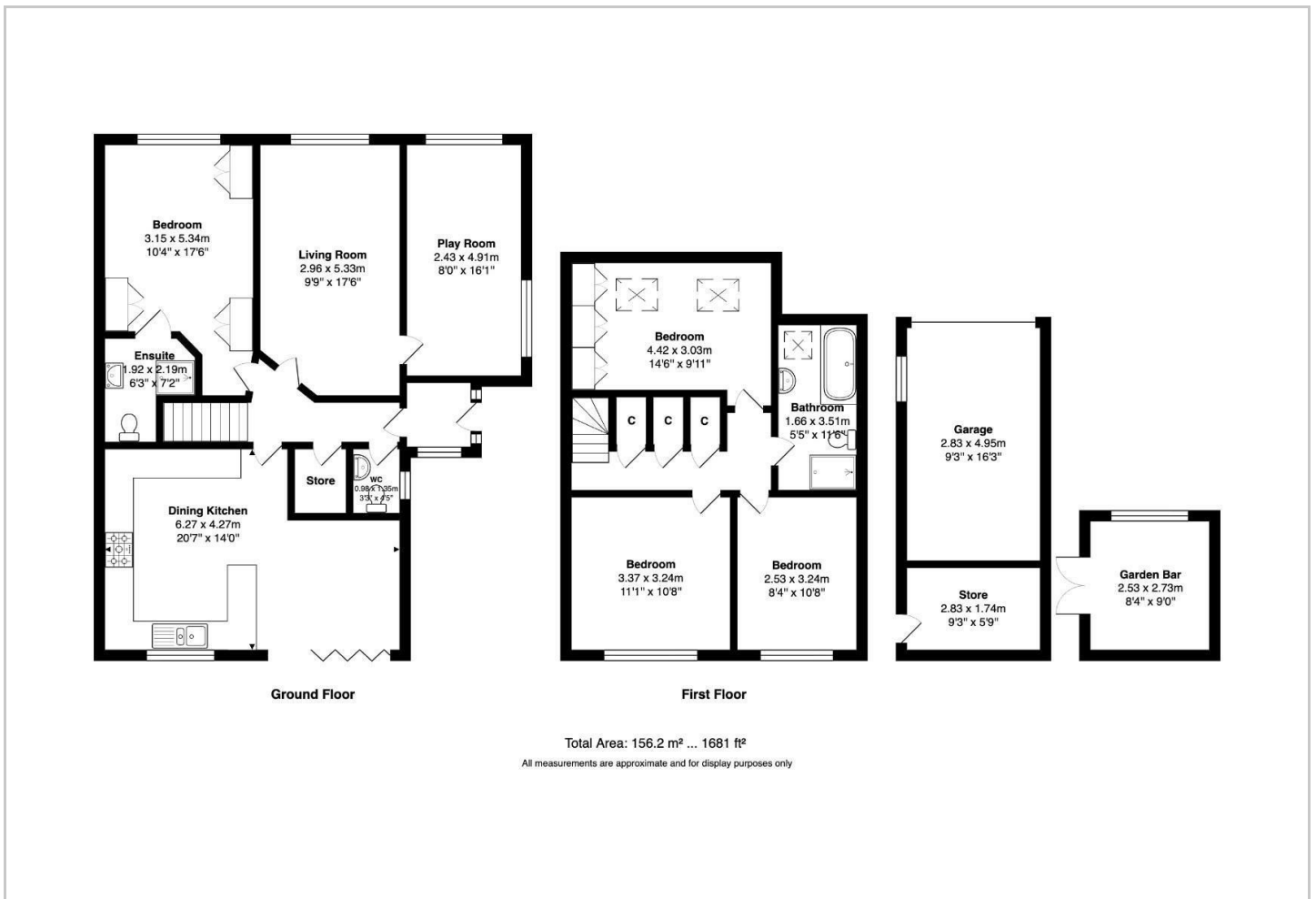
## Hybrid Map



## Terrain Map



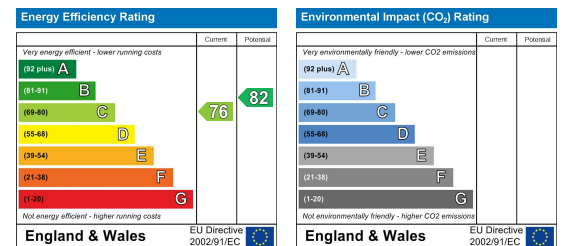
## Floor Plan



## 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.