



Sunnyridge Avenue, Pudsey LS28 7PN

welcome to

Sunnyridge Avenue, Pudsey

A superb opportunity to acquire a spacious and beautifully maintained extended family home in a desirable residential setting, offering flexible living accommodation, generous outdoor space and charming character features throughout. The area is well served by a selection of highly regarded schools.



Property Information

This attractive four-bedroom semi-detached property offers generous and versatile living accommodation, ideal for modern family life. Benefitting from an extension completed approximately three years ago the home combines character features with contemporary living spaces, all set within established gardens and accompanied by ample off-road parking and a garage. The property enjoys excellent kerb appeal with its impressive bay-fronted facade, mature shrubs and multi-car driveway, while internally it provides spacious and well-appointed accommodation throughout.

Residents can also enjoy nearby green spaces including Pudsey Park and a variety of local recreational facilities, providing excellent opportunities for leisure, exercise and family outings.

Entrance Porch Entrance Hall

A welcoming entrance porch leads into the main hallway.

Lounge

Positioned to the front of the property, this comfortable family lounge features a large bay window allowing plenty of natural light, a feature log-burning stove and fitted carpet.

Second Reception Room

Located within the rear extension, this versatile reception room enjoys attractive wood flooring and direct access to the rear garden through a glazed door creating an ideal family room, sitting room or playroom.

Open Plan Kitchen Diner

The heart of the home is the impressive open-plan dining kitchen fitted with a central island and incorporating a gas hob, integrated dishwasher and fridge freezer. Wood flooring flows throughout, complemented by a further log-burning stove, creating a warm and sociable entertaining space. The

Worcester boiler, serving the property, was installed approximately three years ago.

Utility Room & Downstairs Wc

A practical utility area provides additional storage and laundry facilities, with a convenient ground floor WC situated adjacent.

Landing

Providing access to all bedrooms and family bathroom.

Bedroom One

A spacious double bedroom situated to the front elevation, featuring an attractive bay window and a range of built-in wardrobes.

Bedroom Two

A generous second bedroom with useful built-in storage and fitted carpet.

Bedroom Three

A comfortable single bedroom, ideal as a child's room, nursery or home office.

Bedroom Four

Positioned to the rear this unique bedroom benefits from two Velux roof windows and extensive built-in storage surrounding the room.

Bathroom

Fitted with a three-piece suite comprising bath with shower, wash hand basin and WC. Fully tiled walls and floor create a stylish and practical finish.

Outside

To the front a generous driveway provides parking for up to three vehicles and is complemented by mature shrubs and established planting.

The rear garden enjoys a desirable south-east facing aspect making it ideal for outdoor entertaining and relaxing. Beautifully established with a variety of flowers shrubs and bushes, it offers a colourful and private outdoor space for the whole family.

Garage

Useful detached garage with electricity supply.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Sunnyridge Avenue, Pudsey

- Attractive bay-fronted semi-detached family home
- Extended approximately three years ago
- Two spacious reception rooms
- Open-plan dining kitchen with island
- Two log-burning stoves

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers over

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117071 - 0002

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