



Carlton Rise, Pudsey LS28 7LS

welcome to

Carlton Rise, Pudsey

Spacious three-bedroom semi-detached home with two bathrooms, two reception rooms, fitted kitchen diner, utility room and downstairs WC. Private low-maintenance garden, garage with power, water and sink, plus fitted wardrobes and excellent family living space throughout.



Property Information

This well-maintained three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and a variety of buyers. Benefitting from two bathrooms, two reception rooms, a fitted kitchen diner, utility room, conservatory and a private low-maintenance garden, the property provides comfortable living both inside and out. The garage offers excellent additional space with power, lighting, water supply and sink facilities, making it ideal for storage, a workshop or hobby area.

Externally, the property enjoys a private and enclosed rear garden that is not overlooked, featuring a patio seating area, artificial lawn and attractive greenery beyond the boundary, creating a pleasant outdoor setting with minimal upkeep required.

Side Porch

A practical entrance space housing the approximately four-year-old boiler, providing useful storage and easy access into the home.

Entrance Hall

A welcoming entrance hall with fitted carpet, offering access to the principal ground floor accommodation and staircase to the first floor.

Downstairs Shower Room

Comprising of a walk in shower a low-level WC and wash hand basin, extractor fan, providing useful convenience for guests and everyday family living.

Lounge

A comfortable and inviting reception room positioned to the front of the property. Featuring fitted carpet and a gas fire forming an attractive focal point, this is an ideal space for relaxing and entertaining.

Kitchen

Well-appointed and fitted with a range of wall and base units, incorporating an integrated double oven, extractor fan and ample workspace, useful breakfast bar. Spotlights enhance the room, while the useful

under-stairs pantry provides valuable additional storage. The dining area offers plenty of space for family meals and social gatherings.

Reception Room Two

A versatile second reception room with fitted carpet and a gas fire. Suitable as a dining room, family room or additional sitting room, offering flexibility to suit individual lifestyles.

Conservatory

With double doors leading into the bright and airy conservatory.

Utility Room

Conveniently located off the hallway and fitted with plumbing for a washing machine, creating a practical space for laundry and household essentials.

Landing

Carpeted landing providing access to all first-floor rooms.

Bedroom One

A generous double bedroom situated to the front elevation, benefitting from fitted wardrobes that provide excellent built-in storage.

Bedroom Two

A further spacious double bedroom featuring fitted wardrobes and ample room for additional furniture.

Bedroom Three

A good-sized single bedroom, ideal as a child's room, guest bedroom or home office.

Bathroom

Stylishly appointed with a shower enclosure, WC, wash hand basin set within a fitted vanity cabinet and contemporary spotlights, creating a bright and practical space

Outside Area

The enclosed rear garden has been designed for low-maintenance enjoyment and features a patio seating

area alongside attractive AstroTurf. The garden enjoys a good degree of privacy, is not directly overlooked and benefits from pleasant greenery beyond the rear boundary.

Garage

A substantial garage equipped with power, lighting, water supply and sink facilities. Ideal for secure parking, storage, workshop use or a variety of practical purposes.

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

Carlton Rise, Pudsey

- Three-bedroom semi-detached with conservatory
- Two reception rooms
- Fitted kitchen diner with integrated double oven and pantry storage
- Private, low-maintenance rear garden with patio and AstroTurf
- Garage with power, lighting, water supply and sink facilities

Tenure: Freehold EPC Rating: D

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY117223 - 0003

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