

HARDISTY PRESTIGE

Ivy Chase

Pudsey



£475,000
Offers In The Region Of

hardistyandco.com 01134874526

Ivy Chase

Pudsey

Council Tax - E

This spacious, beautifully presented, four bedroom detached family home, boasting accommodation to the first & second floors can be found in this pleasant cul de sac position. Offering generous parking forecourt, impressive garage space with electric roller shutter door & with useful storage off, there is great scope here to create a workshop area. The rear garden is a real feature with paved terrace, steps down to an impressive lawned garden with borders, shrubs & trees, all enclosed so great for children & pets alike! Briefly, steps up from the parking forecourt, up to the 1st flr entrance hallway, giving access to a lovely, bright & airy dual aspect lounge, separate, versatile dining room, fabulous kitchen to the rear with access out to the garden, a useful guest WC & utility cupboard. Upstairs a Principal suite offers fitted furniture & ensuite facilities, three further bedrooms & luxurious house bathroom. Sited close to amenities, schools & with excellent commuter links, this property will not be around for long - do not miss out! EPC - D



INTRODUCTION

We are delighted to offer purchasers the opportunity to acquire this spacious and beautifully presented, four bedroom, detached family home. Offering extremely well presented accommodation over the first and second floors, fabulous, large family garden to the rear, ample forecourt parking and a large attached garage with open storage space offering scope to create workshop facilities, early viewing is a must! The property is sited in this quiet, cul de sac position yet is close to excellent commuter links, village amenities and schools. Access is up an external staircase to the entrance door on the first floor, comprises, generous entrance hallway, fabulous, bright and airy dual aspect lounge, separate, versatile dining room with pleasant outlook, impressive family kitchen to the rear with extensive wall, base and drawer units, granite worksurfaces and upstands, feature CDA Range cooker with granite splashback and integrated cooker hood. Numerous other integrated appliances, useful utility cupboard and access out to the garden. A modern and contemporary two piece guest WC completes the accommodation on offer. Upstairs is a Principal bedroom suite with fitted furniture and modern, stylish ensuite facilities along with three further bedrooms, one currently used as a study and luxurious house bathroom. So much on offer here and ready to move straight into!

LOCATION

Pudsey is a Historic market Town situated between Leeds and Bradford City Centres. Commuting to both business centres is straight forward either by private or public transport. The A6120, A647 and A657 are all on hand providing major links to the motorway networks. Just along the A647 is the popular Owlcotes Centre at Pudsey offering a selection of major high street retailers and a train station and Pudsey has its own town centre offering an array of amenities. Calverley Village is a short car ride away and offers a handful of local shops, pubs and two golf courses. The neighbouring town of Pudsey is a short distance away with shops, restaurants and pubs. Only a short car ride away is the neighbouring 'village' of Horsforth where a further selection of shops, pubs, restaurants and eateries can be found.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS28 9LG.

ACCOMMODATION

GROUND FLOOR

Steps up to the composite entrance door to the ...

ENTRANCE HALL

With neutral decor theme, staircase up to the first floor and modern flooring. Useful understair storage and doors to ...

FIRST FLOOR

GUEST WC

A must for a busy family home with tiled floor, part tiled walls and modern, contemporary two piece suite. Heated towel rail and window to the front elevation.

LOUNGE

17'5" x 12'2"

Wow!! A fabulous, large family reception room with dual aspect to the front and rear elevations, flooding the room with natural light. Modern flooring continued from the hallway. Ceiling cornice, tall skirtings and dado rail. Beautifully finished. Feature contemporary style fireplace housing a coal effect gas fire.

BREAKFAST KITCHEN

16'5" x 11'7"

Another generous family space at the rear of the house with lovely views over the garden and access out to the garden. Impressive tiled floor and a modern, stylish fitted kitchen with granite worksurfaces and upstands. Feature CDA Range cooker with gas burners, black granite splashback matching the worksurfaces, to the hob and integrated cooker hood. Feature painted decor to that wall which contrasts brilliantly! Integrated Miele dishwasher, fridge, and freezer. Inset sink with mixer tap. Contemporary vertical central heating radiator and recessed spotlighting. Space for dining in here too and such a great day to day modern living space but perfect for entertaining family and friends when you can spill out into the garden! Access to useful utility cupboard.



UTILITY CUPBOARD

With tiled floor, plumbing for a washing machine and space for a dryer. The boiler is housed here (the boiler is three years old).

FORMAL DINING ROOM

11'0" x 10'9"

A lovely, versatile room to use as you please! Currently used as a dining room with pleasant outlook to the front, neutral decor scheme, recessed spotlighting and continuation of the wood effect flooring.

SECOND FLOOR

LANDING

A lovely, light and airy landing with a window to the rear elevation overlooking the garden, fitted storage cupboard and doors to ...

PRINCIPAL BEDROOM

11'10" x 11'0"

A good size double bedroom at the rear of the house with a large window allowing natural light to flood the room. Fitted over bed storage and wardrobes to each side. Wood effect flooring, recessed spotlighting and door to ...

ENSUITE SHOWER ROOM

A modern, stylish ensuite incorporating a walk in shower with thermostatic shower and waterfall style head, rectangular basin inset to vanity storage unit with mixer tap and wall hung WC. Heated towel rail, tiled floor and tiling to wet areas. Window to the rear elevation.

BEDROOM TWO

11'0" x 8'8"

A comfortable double bedroom at the front of the house with wood effect flooring, neutral decor theme and recessed spotlighting.

BEDROOM THREE

14'1" x 7'7"

Just about a double or large single with two Velux skylights and recessed spotlighting. Wood effect flooring and neutral decor theme. Eaves storage.

BEDROOM FOUR

7'7" x 7'5"

Currently used as an office with a window to the front elevation, modern wood effect flooring and lots of natural light - ideal!

LUXURY HOUSE BATHROOM

Lots of 'wow' factors in this home! A fabulous, contemporary house bathroom with large bath tub, central mixer taps, stunning gold style tiling to the bath and rectangular basin and WC inset to substantial vanity storage unit with storage and display space. Co-ordinated vanity mirror above basin and tiled floor. Heated towel rail and a window to the front elevation.

OUTSIDE

The property sits on a great size plot with a large parking forecourt leading to an attached garage measuring 17'7" x 7'3" which opens up to a fabulous 14'2"

x 6'4" storage area - great scope here for a workshop! There is useful underhouse storage. The rear garden is such a feature with a large terrace to the immediate rear accessed from the kitchen with steps down to a huge lawn with well tended borders, shrubs and trees, all enclosed and safe so great for the children to play and for pets.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

MORTGAGE SERVICES

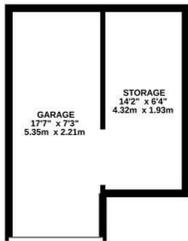
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.



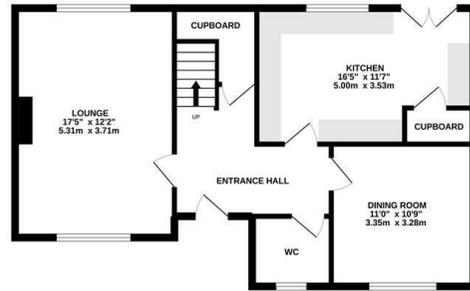
Leeds

Pudsey

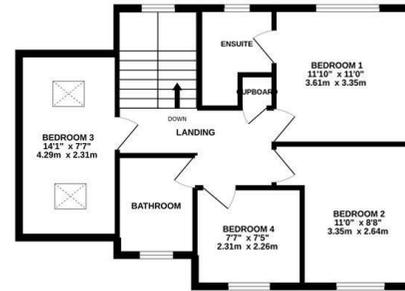
GARAGE
218 sq.ft. (20.2 sq.m.) approx.



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



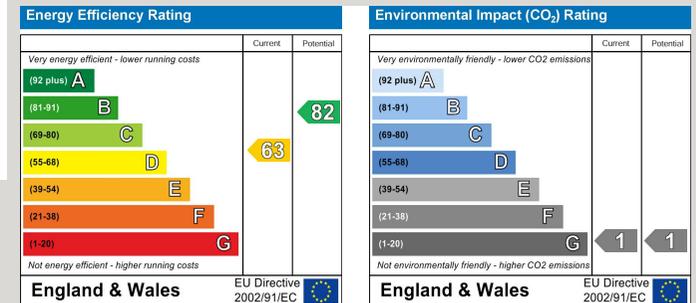
1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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