



## Hillthorpe

Pudsey

- Period house with swimming pool
- Quadruple garage/large gardens
- 4 beds/2 baths/40ft conservatory
- 5973 sqft. Fabulous period features.
- Paddock/pot future dev't. EPC..F

EPC Rating F

# Hillthorpe

Pudsey

COMMANDING PERIOD PROPERTY WITH FABULOUS SWIMMING POOL & 40FT CONSERVATORY/ENTERTAINING SPACE - Large mature gardens, QUADRUPLE DETACHED GARAGE, large parking forecourt and other ancillary buildings. PADDOCK/LAND with potential for future development, subject to necessary Planning Permissions etc. Generous reception space, FOUR DOUBLE BEDROOMS, two bathrooms, approx 5973 sq ft. Immaculately tended gardens with various paved seating areas, lawns, planted borders, water features. We highly recommend an early inspection of this property to truly understand how special it is. EPC - F



## INTRODUCTION

A unique, commanding period property, with swimming pool, large mature gardens, quadruple detached garage, large parking forecourt and other ancillary buildings, all set behind electrically operated gates. Adjacent paddock/land, with potential for possible future development, subject to necessary Planning permissions etc. A truly superb period family home, standing proudly within its plot, oozing fabulous period features which along with the pool etc really do offer a very special opportunity. Measuring approximately 5937sq.ft, with generous reception space, well balanced to four bedrooms and two bathrooms. An impressive 40ft glazed conservatory provides superb additional entertaining space and links the main house to the swimming pool/adjacent plant room. Outside, the extensive mature gardens are a yet another feature, immaculately tended with various seating areas, lawns, planted borders, water feature etc. We highly recommend an early inspection.

## 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 Owlcoates 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 8NB.

## ACCOMMODATION

### TO THE GROUND FLOOR

Entrance door into...

#### ENTRANCE HALL

19'6" x 6'0"

A most impressive entrance with views straight through into the garden. Feature ceiling coving. Staircase to the first floor. Doors into...

#### WC

9'7" x 4'0"

Very convenient, for family members and visitors alike. Fitted with a W.C and wash hand basin.

#### KITCHEN

15'6" x 10'0"

Fitted with a comprehensive range of quality cabinetry and drawers providing excellent storage space. Modern work-surface over. Inset double stainless steel sink, side drainer and swan neck mixer tap. Point for gas cooking range, (available subject to offer), extractor canopy over and stainless steel splash-back. Space for tall fridge/freezer. Open to the family room which is ideal for modern day living.

#### DINING ROOM

18'0" x 15'0"

A very elegant room with a large bay window flooding the room with light. Feature oak fireplace with decorative insert and inset living flame basket fire. Feature ceiling coving, rose, picture rail, deep skirting boards etc, ideal for more formal occasions. Wall light points. Fitted shelving to each side of the fire.

#### FAMILY ROOM

16'7" x 12'7"

Linking to the kitchen so ideal if children are doing homework, playing etc. A spacious room, full of natural light. French doors lead outside into the garden.

### LOUNGE

20'5" x 17'0"

What a magnificent room, oozing grandeur. Historically forming part of a ball room which is very evident when you see the size and impressive character features in place which include ornate plaster ceiling rose, fabulous layered coving and picture rail, painted ceiling detail, oak wall panelling, feature fireplace with marble back and inset fire etc.. The large bay window frames the impressive garden view.

#### PORCH

6'6" x 6'4"

Glazed.

#### CONSERVATORY

40'8" x 12'0"

An impressive link through to the swimming pool and also providing excellent entertaining space, with views over and access out into the garden. Work has recently been carried out to the roof, with cosmetic works now required. Exposed stone wall.

#### SWIMMING POOL

57'0" x 26'0"

We would all love one of these! A truly impressive building housing the large swimming pool which measures approximately 13m x 5m, where no doubt family and friends will enjoy spending quality leisure time with you. Multiple sets of tall windows and french doors, which open into the garden, flood the room with natural light, along with several velux windows inset to the fantastic timber open pitched roof, which boasts exposed rafters and beams. Ceramic tiled floor. Feature decor with 'Greek' style wall murals.

#### PLANT ROOM/W.C.

22'3" x 11'0"

Housing all the equipment necessary to facilitate smooth running of the swimming pool including the pump. Sink, washing machine, boiler, W.C, a shower cubicle and plenty of space in which to get changed following a swim.



TO THE FIRST FLOOR  
Staircase leading to...

LANDING  
Some 18ft in length with ceiling cornice and traditional doors leading into...

BEDROOM TWO  
18'0" x 21'0"  
A superb sized bedroom with most impressive views of the grounds through the large bay window, which also floods the room with natural light. Feature ceiling coving. Comprehensive fitted wardrobes and drawers providing excellent hanging and storage space.

BEDROOM THREE  
15'0" x 10'0"  
A further good sized double room with long distance views.

BATHROOM  
8'5" x 7'7"  
A recently improved bathroom that now offers a stylish and modern suite comprising a large walk-in shower enclosure, (this replaced the bath), pedestal wash hand basin with mixer tap and a W.C. Traditional style heated towel rail. Fully tiled. Useful airing cupboard.

TO THE SECOND FLOOR  
Stairs from the first floor landing leading up to...

LANDING  
Another impressive landing space with doors into...

BEDROOM ONE  
18'0" x 21'0"  
Such an impressive room which overlooks the beautiful grounds and beyond. Decorative ceiling coving. Quality fitted wardrobes. The owners could use this room or the one below as the principle bedroom, both are equally beautiful and spacious.

BEDROOM FOUR  
15'5" x 15'7"  
An excellent sized room with ceiling coving. Again, this room enjoys a wonderful outlook.

BATHROOM  
15'7" x 6'0"  
A generous sized bathroom fitted with a three piece suite comprising shower cubicle, vanity unit with inset wash hand basin, storage below and a W.C. Fully tiled to the walls and floor. The window provides natural light and ventilation, along with a lovely view.

OUTSIDE  
The property occupies extensive mature grounds which also includes a paddock. Gardens are beautifully tended and provide varied and quite beautiful areas in which to sit out, entertain friends, relax with your family etc, whilst enjoying a good deal of privacy. Paved terrace/seating areas are perfect for alfresco dining, to add sun loungers etc, whilst water features and flower/shrub planted borders add colour and interest. Beyond the main gardens lies a paddock, suited to those with equestrian interests, alternatively there is scope for future development, subject to necessary permissions etc. An electrically operated gated entrance leads onto an extensive paved forecourt with parking space for several vehicles, all set behind walling/wrought iron fencing. A quadruple garage and large workshop are a superb addition.

WORKSHOP  
11'0" x 17'7"  
A spacious and most useful workshop.

GARAGE  
41'0" x 26'0"  
An impressive quadruple garage with up & over door, light and power.

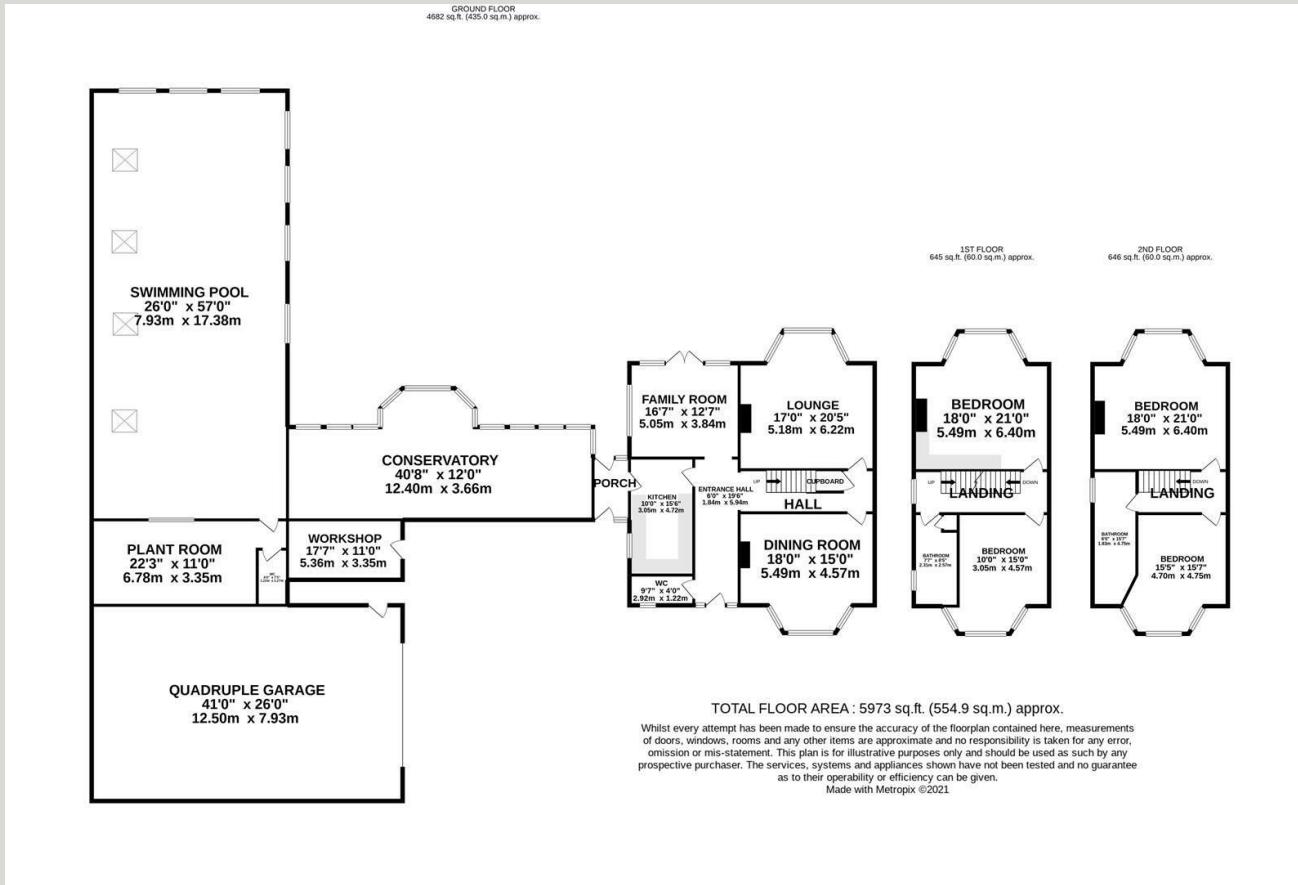
ADDITIONAL SERVICES - Disclosure Of Financial Inte  
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer 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 contractors. 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 at <https://hardistyandco.com/financial-interests/>

PLANNING & BUILDING REGS.  
We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

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 0113 2390012 option 3.

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



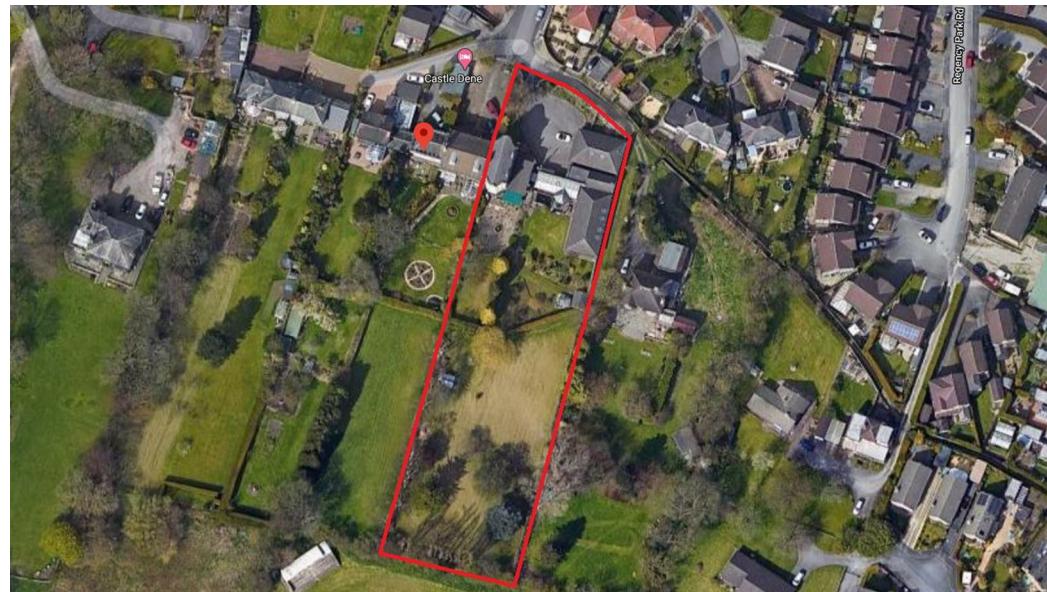


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E		32	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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 The Property  
Ombudsman

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