



**South Park Vale, Pudsey, LS28 8FH**

**welcome to**

**South Park Vale, Pudsey**

This stunning detached home on South Park Vale features five bedrooms with ensembles, a modern kitchen, and a useful utility room. With a generous driveway, integrated garage, and a large rear garden, it's perfect for family living and entertaining.



## Property Information

This impressive detached property on South Park Vale offers spacious and modern family living, featuring five well-proportioned bedrooms and multiple ensembles for added convenience. A generous driveway and integrated garage provide excellent parking and storage options, while the large rear garden creates an ideal space for entertaining, play, or relaxing outdoors. Inside, the home boasts a stylish modern kitchen and a practical utility room, perfectly suited to busy households. With its blend of contemporary finishes and thoughtful layout, this property is a standout choice for those seeking comfort and versatility in a prime location.

## Ground Floor Entrance Hall

The entrance hall features a double-glazed front window, carpeted stairs to the first floor, laminate flooring, a radiator, and spotlights.

## Lounge

13' x 11' 5" ( 3.96m x 3.48m )

The lounge features a double-glazed bay window to the front, cosy carpet flooring, a media wall with a feature electric fireplace, and a radiator.

## Kitchen

18' 3" x 11' 9" ( 5.56m x 3.58m )

The modern kitchen features two sets of double doors opening to the rear garden, sleek wall and base units with worktops, a breakfast bar, double oven, electric hob with extractor, porcelain sink, spotlights and downlights, and laminate flooring, all flowing openly into the dining room and beautifully flooded with natural light.

## Dining Room

12' 3" x 9' 9" ( 3.73m x 2.97m )

The dining room offers laminate flooring, spotlights, a radiator, a door to the rear, and ample space for a table and chairs.

## Storage Room

10' x 6' 9" ( 3.05m x 2.06m )

The storage room, accessed from the dining room, includes a double-glazed window to the front.

## Utility Room

11' 2" x 5' 5" ( 3.40m x 1.65m )

The utility room features tiled flooring, base units with worktops, plumbing for a washing machine, a heated towel rail, and spotlights.

## Downstairs Wc

The downstairs WC includes a wash basin unit, WC, laminate flooring, a heated towel rail, and spotlights.

## First Floor Landing

The landing features carpet flooring, stairs leading to the ground floor, a storage cupboard, a radiator, and access to bedrooms one, three, four, five, and the bathroom.

## Bedroom One

14' 2" x 9' 7" ( 4.32m x 2.92m )

Bedroom one features a double-glazed front window, carpet flooring, a radiator, and access to its own ensuite.

## Ensuite

The ensuite features a WC, wash basin unit, large fully tiled shower cubicle, a heated towel rail, spotlights, and a frosted double-glazed rear window.

## Bedroom Five

9' 6" x 8' 8" ( 2.90m x 2.64m )

Bedroom five includes a double-glazed rear window, carpet flooring, and a radiator.

## Bedroom Three

14' 4" x 9' 3" ( 4.37m x 2.82m )

Bedroom three features carpet flooring, a radiator, and a double-glazed rear window.

## Bedroom Four

18' 5" x 8' 10" ( 5.61m x 2.69m )

Bedroom four offers carpet flooring, a radiator, and a double-glazed front window.

## Bathroom

The bathroom is fully tiled and features a bath, shower cubicle, wash basin unit, WC, a heated towel rail, spotlights, and a frosted double-glazed window to the side.

## Second Floor Landing

The landing features carpeted stairs leading to the first floor and a spotlight.

## Bedroom Two

15' 2" x 11' 7" ( 4.62m x 3.53m )

Bedroom two features carpet flooring, double-glazed windows to both the front and rear, two radiators, a dressing partition, and spotlights.

## Shower Room Ensuite

The shower room ensuite is fully tiled and features a shower cubicle, wash basin unit, WC, Velux window, heated towel rail, spotlights, and an extractor fan.

## External Front Garden

The front garden offers a driveway with space for two cars, attractive plants and a tree, and access to the integrated garage with electric and roller door.

## Rear Garden

The large rear garden offers a private outdoor space with a patio, astro turf area, fenced borders, and gated access.

## Parking

The property offers driveway parking with space for two cars.



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## South Park Vale, Pudsey

- 5 BEDROOMS
- DRIVEWAY
- INTEGRATED GARAGE
- LARGE REAR GARDEN
- MODERN KITCHEN
- ENSUITES
- UTILITY ROOM

Tenure: Freehold

EPC Rating: B

Council Tax Band: F

# £579,995



Please note the marker reflects the postcode not the actual property

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