



HomeBuyers
PROPERTY SERVICES

TROYDALE PARK, PUDSEY LS28 9LZ

£299,999





BRIEFLY COMPRISING

Reception Hall. Garden Room. Kitchen. Utility Room.
Guest WC.

First Floor Staircase and Landing. Through Living
Room. Double Bedroom with En Suite Shower Room.
Single Bedroom / Study.

Second Floor Staircase and Landing. Master Double
Bedroom with Dressing Room and En Suite Bathroom.
Double Bedroom. Large Single Bedroom. House
Bathroom.

Integral Garage.



LOCATION

Good access to Pudsey town centre amenities,
nearby country walks, local shops, parks, golf courses,
supermarkets, cafes, pubs, bars and restaurants,
leisure centres, swimming pool, schools, the Aire valley
with canalside walks and nature reserve, The
Owlcotes Retail Centre with Asda and M&S, and
commuting to Leeds & Bradford by car, bus and train.

DIRECTIONS

From our Pudsey office, turn left on Lidget Hill and
straight through the traffic lights on to Robin Lane,
passing Crawshaw School. Turn left on to Valley Road
and continue down the hill as it becomes Troydale
Lane. Pass the bus terminal and shortly turn left on to
Troydale Park and proceed into the cul de sac
towards the shared lawns where the property is
located on the left and may be identified by the
HomeBuyers For Sale board.



TENURE Freehold

COUNCIL TAX BAND D



DISCLAIMER

Details are compiled from observation and
information supplied by the vendors. Measurements
have been taken with an electronic measure and,
whilst believed to be accurate, may be subject to
variation or mechanical error. Services and
appliances have had only a visual inspection and
have not been tested by HomeBuyers.



GENERAL DESCRIPTION

EXTENSIVE & STYLISHLY PRESENTED MODERN SEMI DETACHED RESIDENCE ** FIVE BEDROOMS (THREE DOUBLE, TWO with FITTED FURNITURE, TWO with EN SUITE SHOWER ROOMS, ONE with DRESSING ROOM) ** GENEROUSLY PROPORTIONED & VERSATILE ACCOMMODATION of c. 1,400 sq.ft. to THREE FLOORS ** CONTEMPORARY NEUTRAL & ACCENT DECOR ** WOODED OUTLOOK ** TWO LARGE RECEPTION ROOMS ** GARDEN ROOM with FRENCH DOORS to REAR GARDEN ** SPACIOUS THROUGH LIVING ROOM with FEATURE MODERN FIREPLACE & NEW YORK CITY MURAL ** MODERN FITTED WHITE GLOSS KITCHEN with INTEGRAL DISHWASHER, STAINLESS STEEL OVEN & HOB ** MODERN WHITE BATHROOM, SHOWER ROOMS & GUEST WC ** UTILITY ROOM ** White uPVC GEORGIAN STYLE DOUBLE GLAZING ** Gas CENTRAL HEATING ** Security ALARM ** ENCLOSED REAR LAWNED, DECKING & PATIO GARDEN with SOUTH WESTERLY ASPECT for AFTERNOON & EVENING SUN ** DRIVE & LARGE INTEGRAL GARAGE ** Use of SHARED LAWNS ADJACENT to PUDSEY BECK & POST HILL COUNTRY PARK ** SEMI-RURAL RESIDENTIAL CUL DE SAC LOCATION. This versatile, spacious and well presented home will be of particular interest to discerning families and professional couples seeking generously proportioned and stylish accommodation in a sought after and convenient residential location.

ACCOMMODATION COMPRISES

RECEPTION HALL

14' 11" x 5' 11" (4.55m x 1.8m) max

White panelled metal security front entrance door with decorative double glazed frosted upper light and matching frosted full length windows to either side. Central heating radiator. Light neutral decor.

Moulded skirting boards and door architraves.

Access to first floor staircase. Georgian style panelled white doors to garden room, kitchen, utility room and guest WC.



GARDEN ROOM

10' 4" x 10' 1" (3.15m x 3.07m)

White uPVC double glazed french doors to enclosed rear lawned, patio and decking garden. Two central heating radiators. Area for dining table and chairs.

Sky digital / cable / TV aerial points. Telephone point.

Neutral decor. Moulded skirting boards and door architraves. Bevelled colourwashed oak style laminate flooring. Georgian style panelled white door to reception hall. Open plan to kitchen.



KITCHEN

10' 4" x 9' 4" (3.15m x 2.84m)

Modern fitted white gloss wall and base units including drawers; integral automatic dishwasher; feature brushed nickel handles; storage niche; moulded cornice and pelmets with concealed rope lighting strips. Black stone effect round edged worktops. Mosaic effect ceramic tiled splashbacks. Stainless steel 1.5 bowl sink with chromed mixer tap. Stainless steel four ring gas hob with brushed stainless steel splashback, extractor and light over in feature canopy hood. Stainless steel electric fan assisted double oven and grill. Space for American style upright fridge freezer. Co-ordinating neutral and accent decor. Moulded skirting boards. Grey stone effect tiled floor. White uPVC Georgian style window to front with wooded outlook. Open plan to garden room.

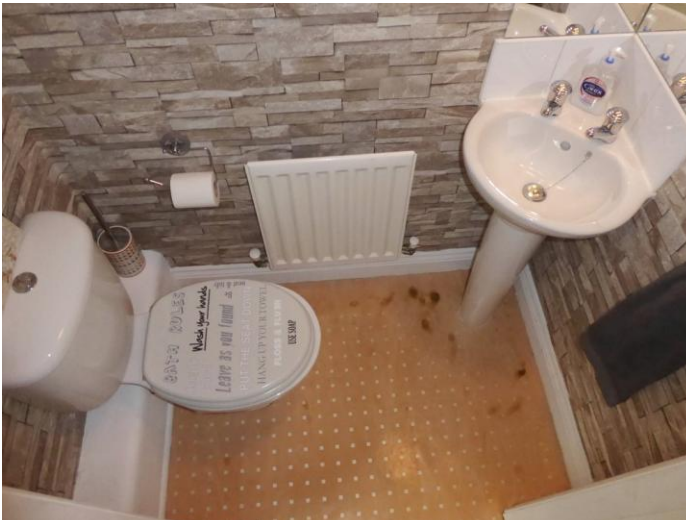


UTILITY ROOM

5' 10" x 5' 10" (1.78m x 1.78m)

White panelled metal security rear entrance door with double glazed upper light. White uPVC double glazed window to rear. Central heating radiator. Modern fitted white gloss wall and base units. Black stone effect round edged worktops with matching upstands. Stainless steel single drainer sink. Plumbing for automatic washing machine. Space for condenser tumble dryer. Wall mounted gas boiler concealed in matching cupboard (not tested). Extractor unit (not tested). Deep neutral decor. Moulded skirting boards and door architraves. Grey stone effect ceramic tiled floor. Georgian style panelled white door to reception hall.





GUEST WC

4' 7" x 2' 9" (1.4m x 0.84m)

Modern white two piece suite with chromed fittings.

Corner pedestal wash hand basin with tiled splashbacks and fitted mirror tiles over. Close coupled WC with feature seat and boxed pipework. Central heating radiator. Slate effect accent decor.

Moulded skirting boards and door architraves. Mosaic and stone effect vinyl flooring. Georgian style panelled white door to reception hall.



1ST FLOOR STAIRCASE & LANDING

9' 8" x 6' 2" (2.95m x 1.88m) max

Black and white turned spindle balustrade with moulded bannister rail and globe topped newel posts to staircase and landing. Central heating radiator. White uPVC double glazed Georgian style window to rear. Fitted cloakroom cupboard with double hanging space. Co-ordinating light neutral and accent snake skin decor. Moulded skirting boards and door architraves. Access to second floor staircase. Georgian style panelled white doors to living room, double en suite bedroom and single bedroom / study.



THROUGH LIVING ROOM

19' 5" x 10' 6" (5.92m x 3.2m)

Two white uPVC Georgian style double glazed windows to front and rear with wooded outlook to front. Feature modern wood veneer fire surround with polished black granite inset and hearth, cast iron and chrome style coal and flame effect electric fan fire (not tested). Wall mounted Sky digital / cable / TV aerial points. Feature New York City skyline mural to one wall. Light neutral decor. Two central heating radiators. Moulded skirting boards and door architraves. Georgian style panelled white door to landing.

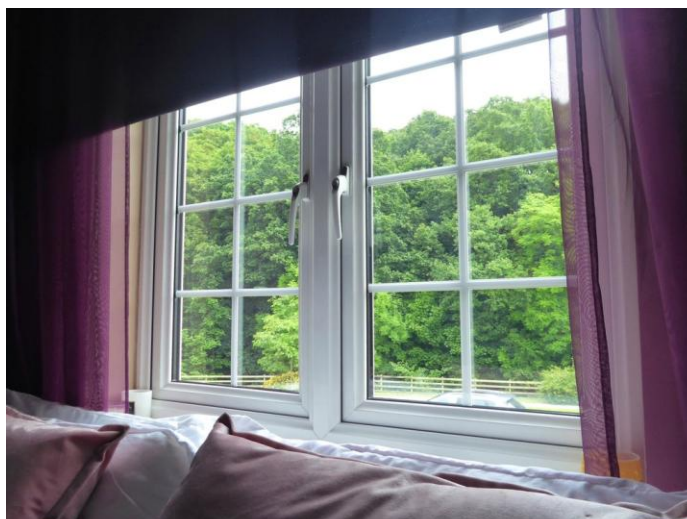
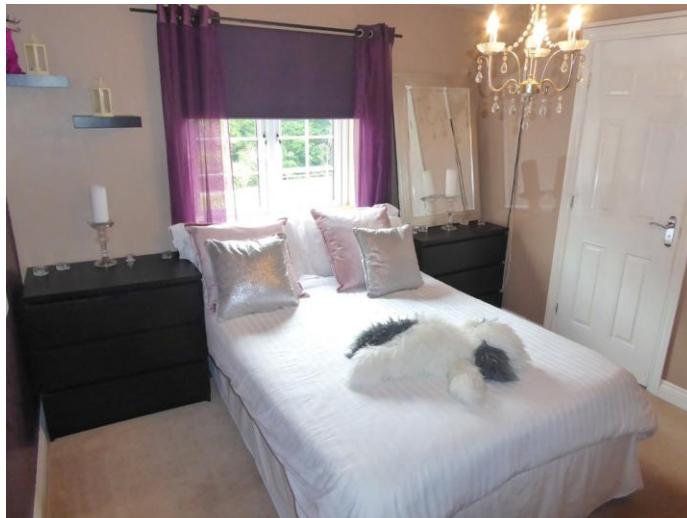
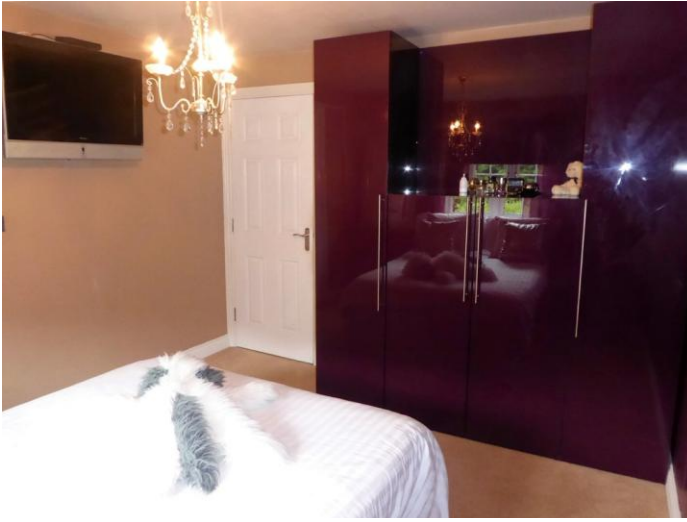
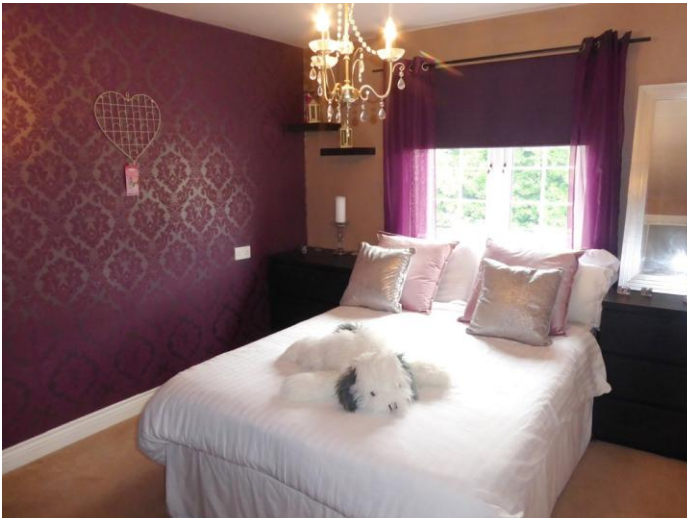




DOUBLE BEDROOM 2

11' 8" x 10' 4" (3.56m x 3.15m)

White uPVC Georgian style double glazed window to front with wooded outlook. Central heating radiator. Space for wardrobes and bedroom furniture. Telephone point. Wall mounted cable / TV aerial point. Co-ordinating neutral and accent decor. Dimmer light switch. Georgian style panelled white doors to landing and en suite shower room.





EN SUITE SHOWER ROOM

5' 11" x 5' 5" (1.8m x 1.65m) max

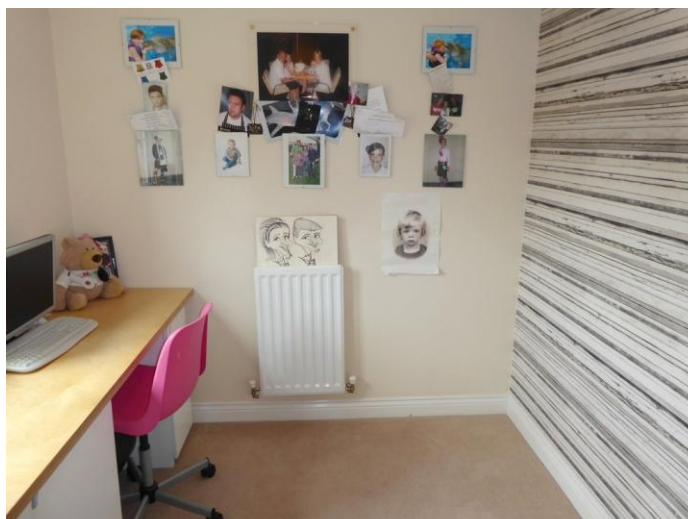
Modern white three piece suite with chromed fittings. Glazed corner shower cubicle with mains shower, monsoon shower head and ceramic tiling to walls. Half inset vanity wash hand basin with mixer tap, pop-up waste, and double storage cupboard below. Close coupled WC with feature seat and boxed pipework. Central heating radiator. Large built-in illuminated understairs storage cupboard / wardrobe. Extractor unit and shaver point (neither tested). Neutral decor. Moulded skirting boards and door architraves. Ceramic tiling to lower walls with chromed listello. Stone effect ceramic tiled floor. White uPVC double glazed Georgian style patterned window to front. Georgian style panelled white door to bedroom.



BEDROOM 5 / STUDY

7' 4" x 6' 10" (2.24m x 2.08m) max

Mullioned white uPVC double glazed Georgian style window to rear. Central heating radiator. Co-ordinating light neutral and accent decor. Fitted office desk / dresser with storage cupboards below. Telephone point. Moulded skirting board and door architraves. Georgian style panelled white door to landing.



2ND FLOOR STAIRCASE AND LANDING

12' 9" x 6' 11" (3.89m x 2.11m) max

Black and white turned spindle balustrade with moulded banister rail and globe topped newel posts to staircase and landing. White uPVC Georgian style double glazed window to front with wooded outlook. Central heating radiator. Fitted overstairs airing cupboard housing unvented hot water cylinder (not tested). Access to part boarded loft (not inspected). Co-ordinating light neutral and accent snake skin decor. Moulded skirting boards and door architraves. Georgian style panelled white doors to master double bedroom, two further bedrooms and house bathroom.





MASTER DOUBLE BEDROOM

13' 4" x 10' 6" (4.06m x 3.2m)

White uPVC double glazed Georgian style window to front with wooded outlook. Central heating radiator. Fitted maple shaker style bedroom furniture comprising: double wardrobe including shelving and mirrored doors; open display shelving; two drawer dresser with storage cupboard below; and four drawer chest with storage cupboard. Wall mounted cable / TV aerial point. Telephone point.

Co-ordinating deep neutral and accent decor.

Moulded skirting boards and door architraves.

Georgian style panelled white doors to landing, dressing room and en suite shower room.





DRESSING ROOM

5' 10" x 4' 11" (1.78m x 1.5m)

White uPVC double glazed Georgian style window to rear. Central heating radiator. Two fitted maple shaker style double wardrobes including shelving and mirrored doors. Co-ordinating deep neutral and accent decor to match master bedroom. Moulded skirting boards and door architraves. Georgian style panelled white door to master bedroom.



EN SUITE SHOWER ROOM

5' 10" x 5' 4" (1.78m x 1.63m) max

Modern white three piece suite with chromed fittings. Glazed corner shower cubicle with mains shower, monsoon shower head and ceramic tiling to walls. Half inset vanity wash hand basin with mixer tap, pop-up waste, wood grain effect vanity shelf with tiled splashbacks and double storage cupboard below. Close coupled WC with matching white seat and boxed pipework. Central heating radiator. Extractor unit and shaver point (neither tested). Slate effect accent decor with ceramic tiling to lower walls and chromed listello.



Moulded skirting boards and door architraves. Stone effect ceramic tiled floor. White uPVC double glazed Georgian style patterned window to rear. Georgian style panelled white door to bedroom.

DOUBLE BEDROOM 3

10' 9" x 9' 7" (3.28m x 2.92m) max

Mullioned white uPVC Georgian style double glazed window to rear. Central heating radiator. Fitted wardrobes to one wall including shelving and with four sliding mirror doors. Space for bedroom furniture. TV aerial point. Co-ordinating neutral and accent decor. Moulded skirting boards and door architraves. Georgian style panelled door to landing.



BEDROOM 4

9' 9" x 7' 0" (2.97m x 2.13m)

A large single or small double bedroom, presently used for storage. White uPVC double glazed Georgian style window to front with wooded outlook. Central heating radiator. Co-ordinating neutral and accent decor. Moulded skirting boards and door architraves. Georgian style panelled white door to landing.





HOUSE BATHROOM

7' 0" x 6' 5" (2.13m x 1.96m) max

Modern white three piece bathroom suite with chromed fittings. Twin handled panelled bath with mixer shower tap, travertine effect ceramic tiled splashbacks and mosaic tiled border. Half inset vanity wash hand basin with mixer tap, pop-up waste, wood grain effect vanity shelf, tiled splashback with mosaic tiled border, open display shelving and double storage cupboard below. Close coupled WC with feature seat and boxed pipework. Central heating radiator. Extractor unit and shaver point (neither tested). Slate effect accent decor with travertine effect ceramic tiling to lower walls and mosaic tiled borders. Stone effect ceramic tiled floor. White uPVC double glazed Georgian style patterned window to rear. Georgian style panelled white door to landing.



EXTERIOR REAR

Enclosed rear lawned, patio and decking garden. South westerly aspect for afternoon and evening sun. Lawn with shrubbery borders. Riven stone effect flagged patio with circular central feature and bark chipped border. Raised decking terrace. Wood paling fencing. Flagged path with pebbled border. Exterior cold water tap. Courtesy light to rear entrance door. Pebbled path to side with bin storage area and braced wood paling gate to front garden.





DRIVE AND INTEGRAL GARAGE

20' 3" x 10' 2" (6.17m x 3.1m)

Tarmac drive for two vehicles. Metal ribbed up and over door with perspex patterned glazed upper lights. Storage shelving. Power and light (not tested). Georgian style panelled metal security white door leading to enclosed rear garden.

EXTERIOR FRONT

The property is situated in a residential cul de sac location with a shared brindled herringbone paver sett approach road. Lawned front garden with bark chipped floral border. Riven Indian stone flagged terrace to front entrance door with classical style fluted columns and pediment. Decorative dressed stone effect lintels, cheeks and sills to windows. White uPVC soffits and fascias. Wooded outlook towards Post Hill Country Park and Pudsey Beck.



SHARED AREA

Shared lawns with shrubbery borders, specimen trees and pebbled footpath. Ranch style fencing to Pudsey Beck. Wooded outlook toward Post Hill Country Park with rural walks.



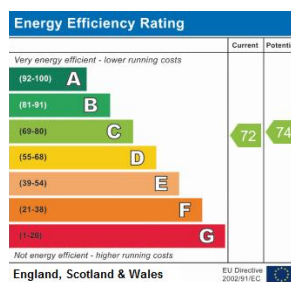
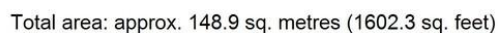
Approx. 50.2 sq. metres (540.0 sq. feet)



Approx. 48.9 sq. metres (526.5 sq. feet)



Approx. 49.8 sq. metres (535.8 sq. feet)



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(59-68) D		72	73
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales

EU Directive 2002/94/EC

Farsley Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
10.00am – 2.00pm

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

9.00am – 5.30pm
9.00am – 4.00pm
Closed

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