



**Lynnwood Gardens, Pudsey LS28 8BZ**

**welcome to**

**Lynnwood Gardens, Pudsey**

Positioned on the highly regarded Lynnwood Gardens in Pudsey, this attractive three-bedroom semi-detached home offers excellent kerb appeal, generous living space, and fantastic potential to modernise and create a dream family home.

Boasting an extended rear garden, driveway, and integral garage.



## Property Information

Located on the ever-popular and well-regarded Lynnwood Gardens in Pudsey, this attractive three-bedroom semi-detached home offers an excellent opportunity for buyers looking to secure a property with strong kerb appeal, generous living space, and fantastic potential to modernise.

Set on a desirable plot, the property benefits from a driveway, integral garage, and a notably extended rear garden, making it ideal for families or those seeking additional outdoor space. The home is well-proportioned throughout and features two entrance porches, adding both practicality and versatility. Internally, the property is well maintained but ready for updating, presenting the perfect chance to create a stylish, modern home tailored to individual taste. The layout includes a spacious lounge, a separate dining room with interconnecting French doors, and a kitchen enjoying pleasant views over the rear garden.

Upstairs offers two generous double bedrooms and a third single room, along with a bathroom and separate WC—ideal for family living.

Positioned in a highly sought-after residential area, the home is conveniently located for local amenities, reputable schools, and transport links into Leeds and surrounding areas, making it an excellent choice for a wide range of buyers.

Overall, this is a rare opportunity to acquire a home in a prime Pudsey location with scope to add value and personalise, all complemented by excellent outdoor space and off-street parking.

## Entrance Porch

Welcoming front entrance with carpet flooring and useful storage space.

## Hallway

With carpet flooring, radiator and storage space under the stairs.

## Lounge

Bright and comfortable living room featuring double glazed window to the front, carpet flooring and two radiators. Access via French doors to the dining

room.

## Dining Room

A spacious rear-facing room with double glazed window overlooking the garden. Carpet flooring and one radiator. French doors connecting to the lounge.

## Kitchen

Fitted kitchen with double glazed window to the rear with lovely garden views.  
Gas hob and integrated oven.  
Carpet flooring and radiator.

## Landing

Carpeted stairs and landing, cylinder cupboard with storage space. Access to a boarded loft, ideal for additional storage.

## Bedroom One

A bright and spacious principal bedroom featuring double glazed window to the front, fitted wardrobes, carpet flooring, radiator. A particularly attractive and well-proportioned room.

## Bedroom Two

Double room with double glazed window to the rear, fitted wardrobes, carpet flooring, radiator.

## Bedroom Three

Double glazed window, built in storage, carpet flooring, radiator.

## Bathroom

Bath with shower over wash basin, carpet flooring and radiator.

## Wc

WC, carpet flooring and radiator.

## Rear Porch

Carpeted with access to the back door and rear door to the garage.

## Garage

Has power.

## Front Garden

Low level boundary wall, gated access. Driveway leading to the garage and flower bed.

## Rear Garden

Extended garden space ideal for families or landscaping potential. Pleasant outlook with flower beds and level lawn area.



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## Lynnwood Gardens, Pudsey

- Extended rear garden offering generous outdoor space
- OFFERED WITH VACANT POSSESSION
- Driveway and integral garage
- Two reception rooms
- Central heating & double glazing

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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