



CORNERSTONE

# 3 South Park Vale, Pudsey, Leeds,

## LS28 8FH



2 x | 5 x | 4 x | 2 x | B EPC





### The Introduction

Cornerstone are delighted to present this truly gorgeous family home, tucked away in one of Pudsey's most tranquil and picturesque settings. Situated just south-east of the historic Fulneck Moravian Settlement, the property is accessed via Hare Lane, a tarmac lane that gently winds down through the valley to South Park Vale. This beautiful semi-rural location offers a rare sense of peace and seclusion, with open fields, Pudsey Beck and woodland forming a stunning natural backdrop.

Occupying a quiet cul-de-sac position, this exceptional home combines modern luxury with a charming countryside atmosphere, making it ideal for families and those seeking space, privacy and a connection to nature.

### The Accommodation

The ground floor accommodation begins with a welcoming and stylish hallway, featuring integrated shoe storage neatly tucked beneath the staircase. The sitting room is both elegant and contemporary, enhanced by a bay window that floods the room with natural light and a striking media wall, creating a perfect space to relax and unwind. To the rear of the property lies the heart of the home: an amazing premium open-plan kitchen and dining room. Designed for modern living and entertaining, this impressive space boasts a comprehensive range of high-quality integrated appliances, including two Bosch ovens, a hob with extractor hood above, a dishwasher and a washing machine. The kitchen is both practical and beautifully finished, offering generous worktop space, an island with an inset Belfast sink. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. Completing the ground floor is a utility room, a ground-floor W.C., and access to the integral garage/store from the dining area. The garage/store benefits from power and an electric roller door, allowing convenient access from the driveway to the store. The driveway itself is equipped with an electric car charging point, adding further practicality for modern lifestyles.

To the first floor, the landing leads to three spacious double bedrooms, one of which enjoys its own en-suite shower room. There is also a fourth bedroom, ideal as a children's bedroom, home office or dressing room, along with a beautifully appointed family bathroom serving the remaining bedrooms.

The second floor is dedicated entirely to a stunning and expansive principal bedroom suite. This impressive space features a walk-in wardrobe area and a private en-suite, creating a luxurious retreat within the home and offering exceptional privacy and comfort.

### The Exterior

Externally, the property is equally impressive. To the front is an attractive garden and a driveway providing parking for two vehicles. The enclosed rear garden is perfect for families, entertaining and enjoying the peaceful surroundings, with direct access via the French doors from the kitchen. The setting, with open countryside, woodland and the gentle flow of Pudsey Beck nearby, is simply idyllic.

The property further benefits from an Air Source Heat Pump and boasts a very impressive EPC rating of B, reflecting its excellent energy efficiency.

## The Local Area

Despite its peaceful and tucked-away feel, the property is just over five minutes' drive from Pudsey Town Centre, where a wide range of shops, supermarkets, cafes, bars and restaurants can be found. This includes national retailers alongside independent businesses, making Pudsey a vibrant and convenient hub for daily life.

The area is well regarded for its schooling, with a selection of highly regarded primary and secondary schools nearby, making this an ideal location for families. There are also excellent transport links, with New Pudsey Railway Station on hand at the other side of Pudsey, providing regular services into Leeds, Bradford and beyond. For commuters, the Ring Road and motorway networks (M62 & M1) are easily accessible, allowing straightforward travel across West Yorkshire and further afield.

For those who enjoy the outdoors, the immediate surroundings are simply outstanding. The property is bordered by open fields, woodland and Pudsey Beck, offering beautiful walks and a strong connection to nature right from your doorstep. The historic Fulneck Moravian Settlement, just a short distance away, provides further charm and character to the area, as well as scenic walking routes and viewpoints.

## The Summary

This exceptional balance of countryside living and town-centre convenience makes South Park Vale one of Pudsey's most sought-after and desirable locations in Conerstone's opinion.

To conclude, this remarkable home offers spacious, versatile and beautifully presented accommodation in a location that is both convenient and wonderfully serene. This is a great opportunity to acquire a premium family home.

## Important Information

TENURE - FREEHOLD.

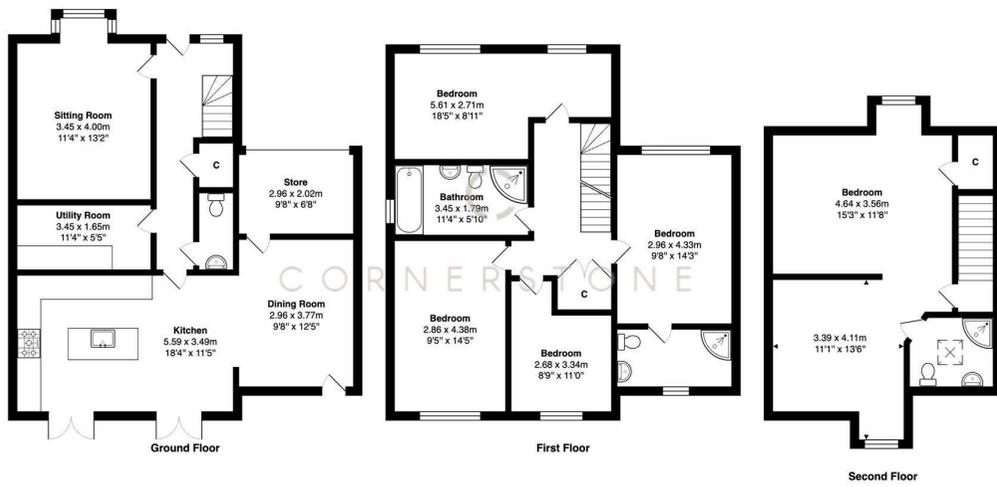
Council Tax Band F.

Flood Risk is Low - Data From [check-long-term-flood-risk.service.gov.uk](https://check-long-term-flood-risk.service.gov.uk)

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy



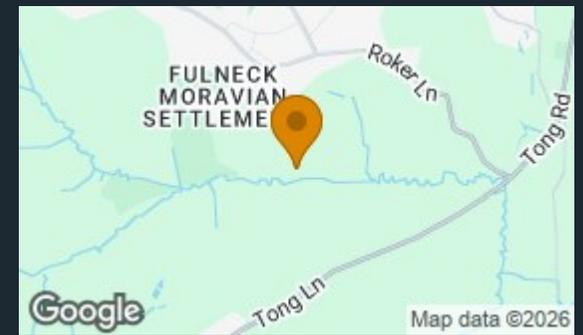
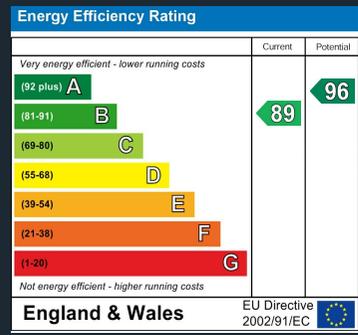


Total Area: 183.1 m<sup>2</sup> ... 1971 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

- to check where we reasonably can.
- 3. Measurements: These approximate room sizes are only intended as general guidance.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.
- 5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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