

LINELL  HOMES

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FIVE BEDROOM HOUSE

Galloway Lodge

65 Galloway Lane, Pudsey, LS28 7UH

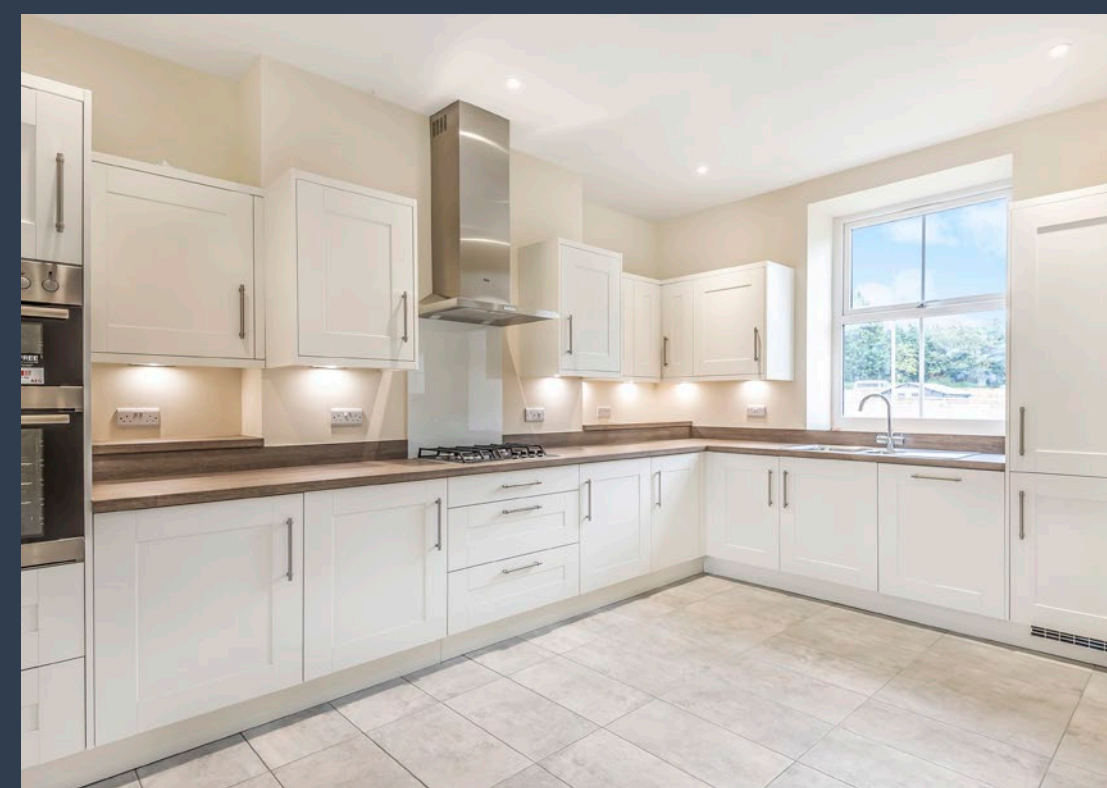
£475,000

Galloway Lodge

This beautiful extensive refurbishment seamlessly blends the old with the new to bring you a 5 Bedroom contemporary detached home.

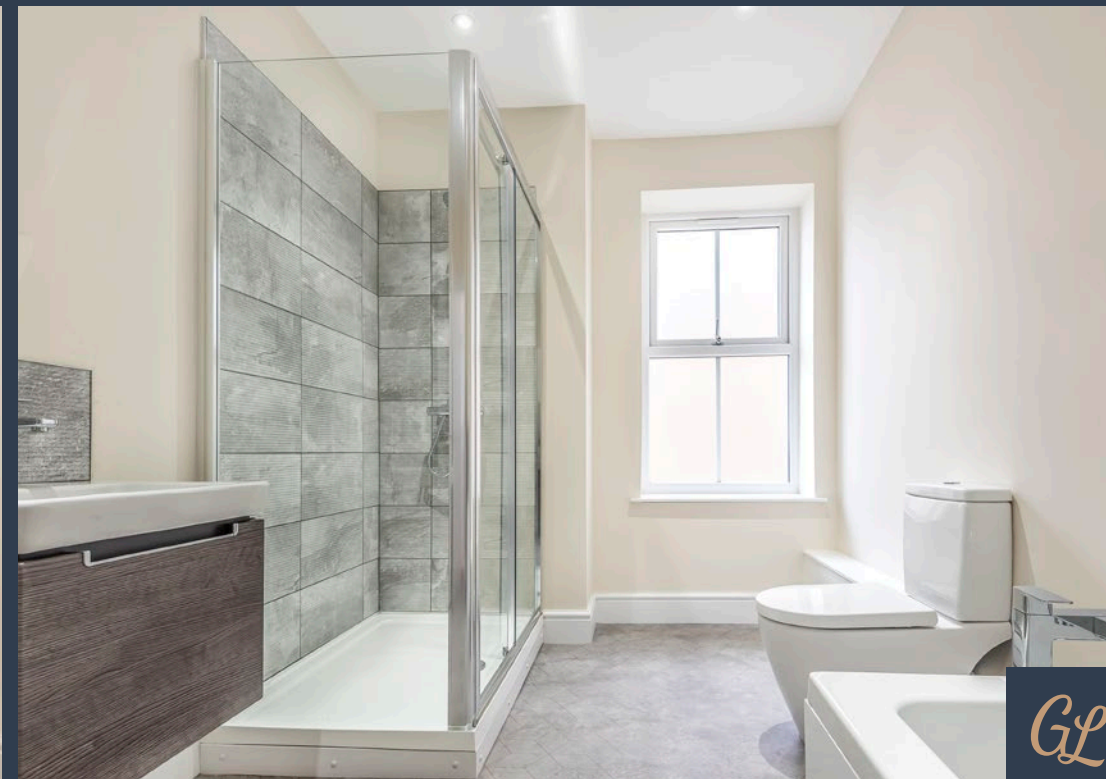
It has all the benefits of modern appliances you would expect with a new home, but with character. The property is entered through an attractive electric gate to an impressive driveway and a double garage. To the rear is a lawned area and shrubbery.





The ground floor comprises of a large, stunning kitchen with a separate utility area giving access to the garden. The kitchen also leads into a spacious dining room through double doors. Galloway Lodge further offers an additional 2 large reception rooms, cloakroom and separate W/C.

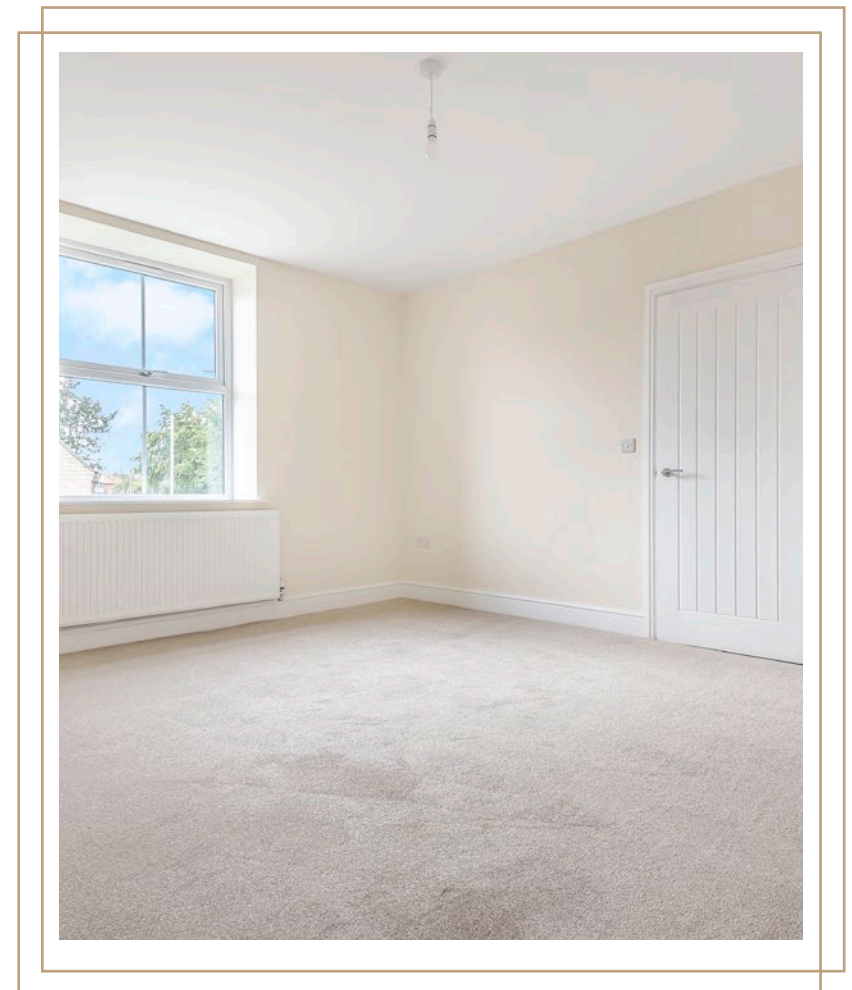
The first floor comprises of 3 double bedrooms of which two have en-suite bathrooms, a family bathroom and a further single bedroom. An extremely spacious 5th Bedroom is located on the second floor. This is a magnificent feature of the property.



THE BUILD

Dimensions

Ground Floor	METRIC (M)	IMPERIAL
Lounge	14'8" x 13'5"	4.5 x 4.1
Family Room	14'8" x 13'5"	4.5 x 4.1
Kitchen	14'8" x 13'1"	4.5 x 4.0
Dining	15'0" x 13'1"	4.6 x 4.0
First Floor	METRIC (M)	IMPERIAL
Master Bedroom	14'8" x 13'5"	4.5 x 4.1
En-Suite	6'9" x 6'2"	2.1 x 1.9
Bedroom Two	15' 0" x 13'5"(max)	4.6 x 4.1
En-Suite	8'2" x 4'9"	2.5 x 1.5
Bedroom Three	15' 0" x 13'5"	4.6 x 4.1
Bedroom Four	13'5" x 7'2"	4.1 x 2.2
Second Floor	METRIC (M)	IMPERIAL
Bedroom Five	32'5" x 22'3"	9.9 x 6.8





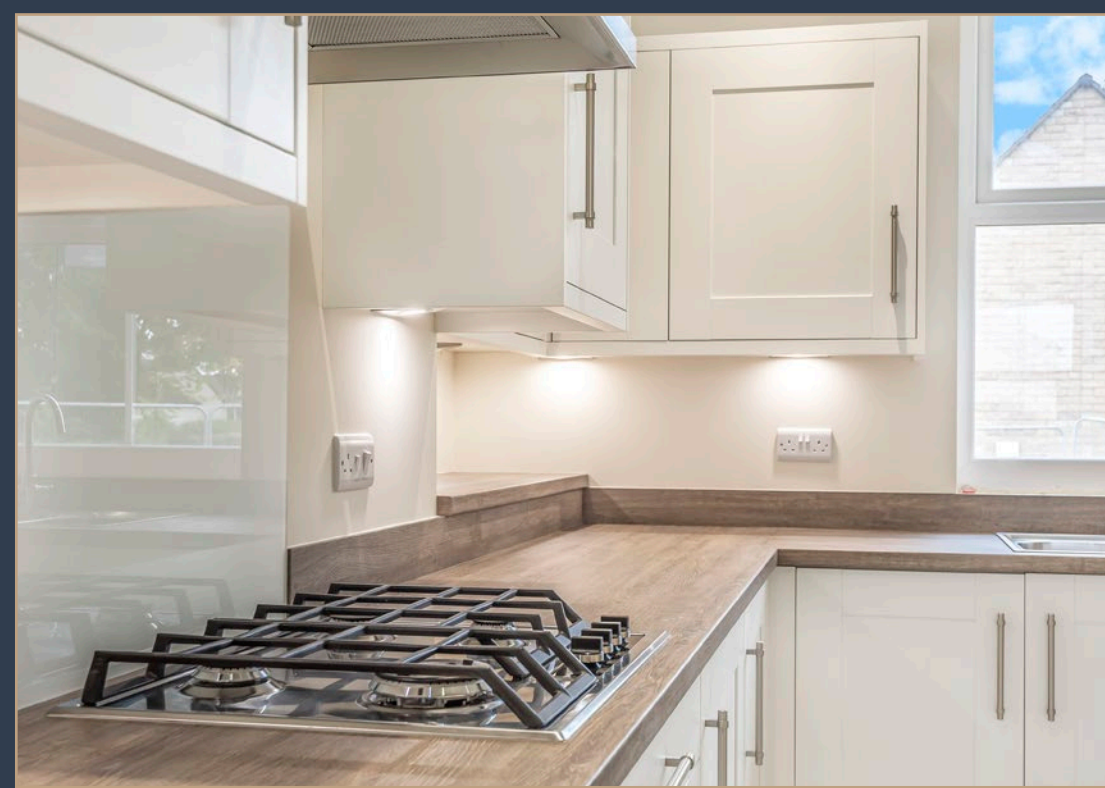
PUDSEY, LS28 7UH

Local Area

Midway between Bradford and Leeds, East Leeds Pudsey is the latest up and coming of the growing metropolitan city. First recorded in 1086, the town played an important role in West Yorkshire's industrial development.

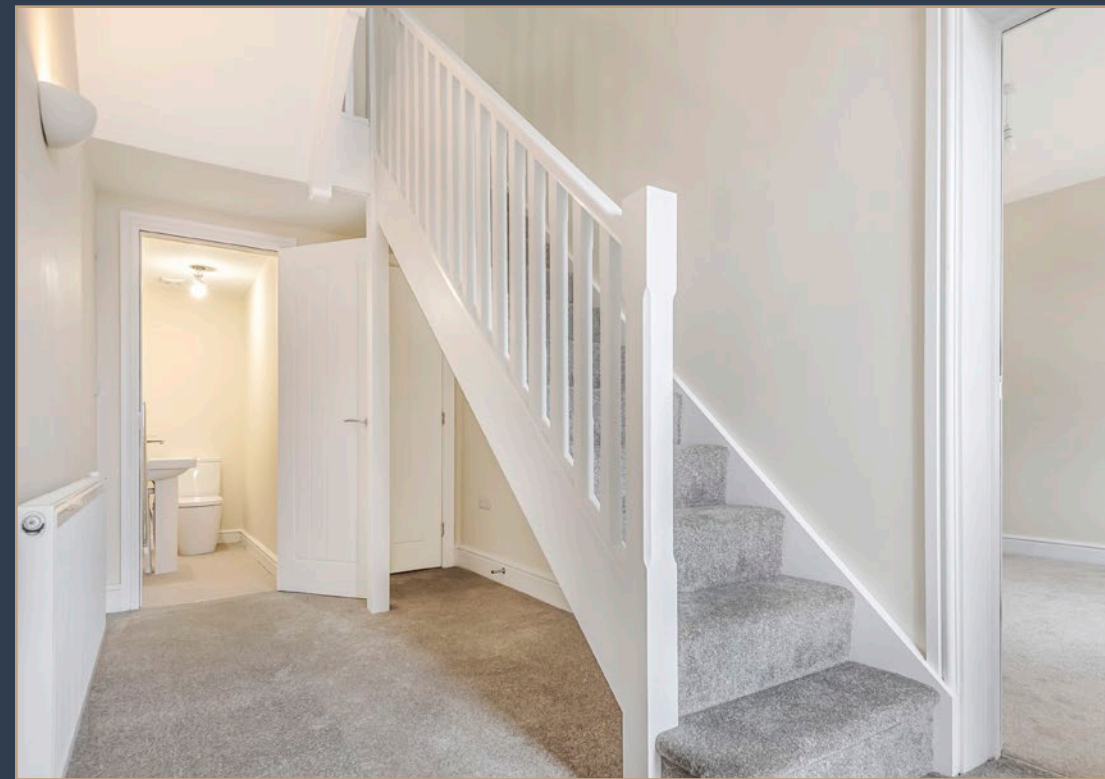
With most industry now moving closer to the city, the area has undergone a period of regeneration with the town now developing its own shopping areas. The town centre offers a wide range of high street and independent shops, whilst the Owlcotes Shopping centre offers both ASDA and Marks & Spencer superstores.

Located just a nine minute train journey or 18 minute drive from Leeds City Centre, Pudsey is a popular commuter town, whilst having plenty to offer in its own right. Consistently listed as one of the UK's most up and coming cities, Leeds seems to consistently evolve, with new shopping centres, restaurants, bars and regeneration projects emerging on a monthly basis. Offering both a John Lewis and Harvey Nichols, plus a wealth of other designer and boutique shops, the city is staking its claim as the capital of the North. What's more, with Leeds United, Yorkshire County Cricket and Leeds Rhinos all calling the city home, it is a great place to view top level sport.



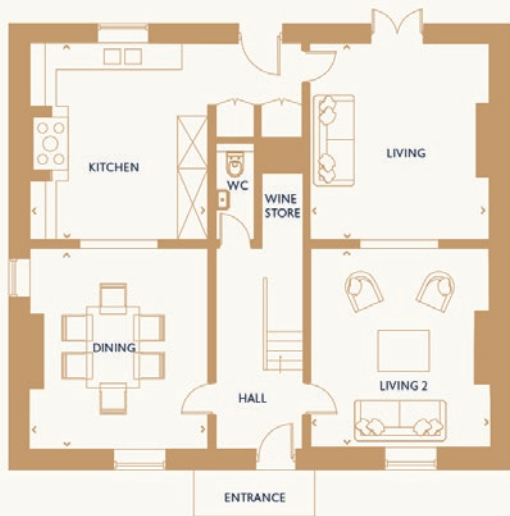
Such is Leeds' growing reputation, transport links to and from the city have improved. Set to be a HS2 destination, the city is currently a major station on the East Coast mainline, linking to London in around two hours.

Pudsey also benefits from being on the main Leeds Ring Rd, giving easy access to the M62 and M1, plus Leeds Bradford Airport which is just 23 minutes away. With flight routes to most top-European destinations, America and further afield, you will be perfectly located should you wish to undertake a spot of globetrotting.

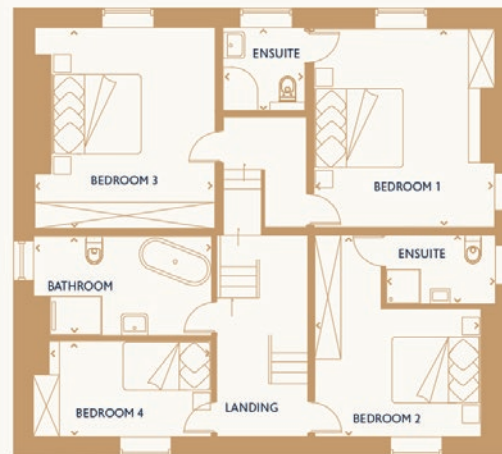


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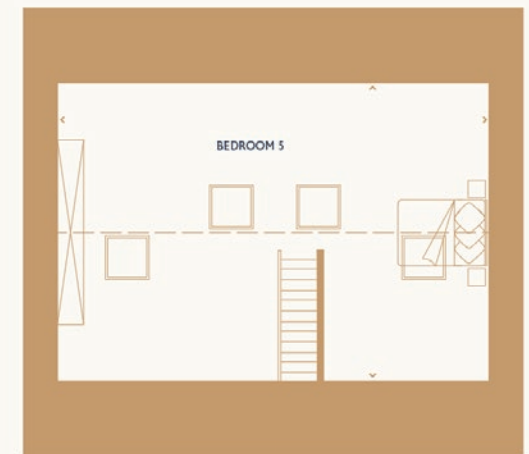
Floor Plans



Ground Floor



First Floor



Second Floor

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