



## Hazel Dene, 149 Roker Lane, Pudsey

A rare opportunity to buy this characterful, four bedroom family home with stunning views over fabulous gardens and countryside along with a two bedroom detached barn, stable block and paddock, the whole being approx. 1.336 acres in total.

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**Hazel Dene, 149 Roker Lane, Pudsey,  
West Yorkshire, LS28 9ND**

**Guide Price:** £1,250,000

- Detached, four-bedroom family home with stunning views in a delightful setting
- Separate detached, two bedroom, converted barn ideal for family or AirBnB, subject to licence and consents
- Wonderful gardens with sweeping lawns, mature planting, large pond
- Paddock and stable block ideal for equestrian pursuits
- Triple garage and large, gated courtyard with parking for a number of cars
- Such a great opportunity for a family or running a business from home





## General remarks

This attractive family home has been lovingly extended and upgraded by the current owners over the last 45 years to maximise the delightful views, setting and stunning, extensive gardens. The stone built property comprises, to the ground floor, a large entrance porch leading to the entrance hall with useful utility room and wc. A generous inner kitchen, with a range of base and wall units and large Rangemaster cooker, leads through to a stunning dining kitchen being the heart of the home with an island and ample worktop space, dining and sitting areas with stunning views and this space is being flooded with natural light having windows to three elevations, Velux roof lights and double doors to the garden. Also to the ground floor are three spacious reception rooms and, to the rear of the property, a spacious conservatory offering delightful views over the garden, paddock and countryside beyond. To the first floor are three double bedrooms, a small single bedroom and a large house bathroom. A large, detached barn has been cleverly converted to offer

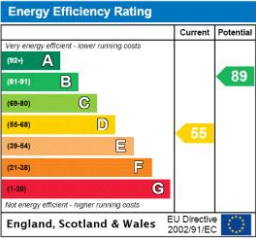
further living space with a spacious lounge and dining kitchen, two double bedrooms, snug and bathroom. This attractive property is ideal for extended family / guest accommodation or, with the appropriate licence and consents, would make a lovely AirBnB. The stunning gardens encompass sweeping lawns with mature planted beds and landscaping, beautiful pond with an outbuilding and patio area creating a tranquil setting. A hedge enclosed vegetable plot with ample beds to grow your own fruit and veg with glass greenhouse, and a large patio area directly to the rear of the house is ideal for outside entertaining and making the most of the fabulous views. For those who enjoy equestrian pursuits, the property comes with the rare benefit of a paddock and stable block with stabling for a number of horses. And a large Hen run also to house many hens. There is also a triple garage with electric doors and block paved, gated cobbled courtyard driveway with parking for a large number of cars. This is a rare opportunity to have two dwellings on the same plot and have the potential to run a business or have family live close by. Please call our office to discuss things further.



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## Directions

What3Words

## Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band F

## Tenure, Services & Parking

- Freehold
- Main services
- Courtyard Driveway with triple garage

## Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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## CONTACT US



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