

HOME

THE COTTAGE, SMALEWELL GARDENS, PUDSEY LS28 8HS

£150,000

Terraced Cottage
Two Double Bedrooms
Three Reception Areas
Potential to Extend (STP)
Upvc D/Glazed; Gas C/Heated
Large Tiered Gardens
Parking For Two Cars
Long Distance Views
Access to Countryside
Immediate 'exchange of contracts' available

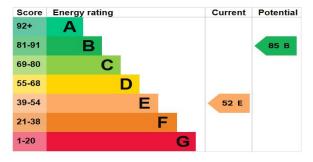












The graph shows this property's current and potential energy rating.

£150,000

GENERAL DESCRIPTION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Located in a highly sought after location this two double bedroom cottage, in need of modernisation throughout, offers a unique opportunity to purchase a character home with potential to improve and extend (subject to necessary planning consents). The property will be of interest to both professional developers and imaginative purchasers seeking to acquire a property which benefits from: Large tiered lawn and patio gardens; off street parking for two cars; dining kitchen; three reception areas; greenhouse and garden shed; two double bedrooms with double height ceilings; Upvc double glazing; gas central heating with combination boiler; easy access to open countryside; cul-de-sac location. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, size and potential of this charming home. No Chain. Vacant Possession

> **TENURE** Freehold

ROOM MEASUREMENTS

PORCH 7' 3" x 3' 8" (2.21m x 1.12m)

LIVING ROOM 13' 4" x 11' (4.06m x 3.35m) max Irregular

INNER HALL 5' 7" x 2' 4" (1.7m x 0.71m) max

KITCHEN 11' 7" x 11' 2" (3.53m x 3.4m) max

SUN ROOM 15' 1" x 6' 10" (4.6m x 2.08m) max

CONSERVATORY 10' 0" x 6' 9" (3.05m x 2.06m)

STAIRCASE & LANDING 8' 7" x 2' 10" (2.62m x 0.86m)

DOUBLE BEDROOM 1 12' 2" x 10' 1" (3.71m x 3.07m) +

DOUBLE BEDROOM 2 9' 5" x 6' 1" (2.87m x 1.85m) max

irregular **BATHROOM** 14' 2" x 4' 8" (4.32m x 1.42m) max

irregular

OPENING HOURS

Pudsey Office

Monday to Friday Saturday

Sunday & Bank Holidays

8.30am - 5.00pm 9.00am - 1.00pm Closed

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 HomeMM.

