



**HOME**  
MARKETING & MANAGEMENT

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



**£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) max

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

**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**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

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.