



Womersley Place, Stanningley PUDSEY LS28 7TW

welcome to

Womersley Place, Stanningley PUDSEY

Located minutes from amenities is this beautifully presented and tastefully decorated two bedroom character cottage. An internal inspection is highly recommended to appreciate everything this stunning property has to offer.



Womersley Place

Character cottage briefly comprising of Entrance hall, Lounge with Dining Area, Kitchen, large Cellar, Two Double Bedrooms, Bathroom

Entrance Hall

Front entrance door leading to the welcoming entrance hall and internal doors lead to the ground floor rooms.

Lounge Dining Area

18' 3" x 14' 5" (5.56m x 4.39m)

The spacious L shaped family room is meant for gathering, relaxing and each others company with a log burner and wooden beams. Flooded with light from the double glazed windows to the front, being carpeted and having a central heating radiator. Space for dining table and chairs with hanging lights adding to the ambience of the room.

Kitchen

10' x 6' (3.05m x 1.83m)

Well designed kitchen with electric oven, gas hob and extractor fan over, sink with drainer, tiled splash back, tiled flooring, plumbing for washer, space for fridge freeze and having useful shelving and plenty of storage, double glazed windows to the rear elevation.

Landing

Staircase rising to the first floor.

Cellar

Great sized basement covering the size of the lounge space and housing the meters.

Bedroom 1

15' x 9' 3" (4.57m x 2.82m)

This great sized double bedroom has two double glazed windows to the front elevation, wooden beams to the ceiling, feature Victorian fireplace, carpet, wall hung boiler in cupboard and central heating radiator.

Bedroom 2

11' 2" x 8' 5" (3.40m x 2.57m)

A good sized second bedroom with double glazed windows to the rear, carpet, central heating radiator and access to the boarded loft.

Bathroom

7' 6" x 5' 5" (2.29m x 1.65m)

Modern bathroom suite comprising of bath with shower over, low flush WC, wash hand basin, heated shower rail and frosted double glazed window to the rear.

External

There is a forecourt to the front with a space for parking and useful store.



view this property online williamhbrown.co.uk/Property/PDY114538



welcome to

Womersley Place, Stanningley PUDSEY

- Traditional Cottage
- Two Double Bedrooms
- Wood Burner
- Close Location to New Pudsey Station
- Viewings are Highly Recommend

Tenure: Freehold EPC Rating: C

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY114538



Property Ref:
PDY114538 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk