





**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

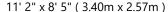
Great sized basement covering the size of the lounge space and housing the meters.

### **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**



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.





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# **Womersley Place, Stanningley PUDSEY**

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

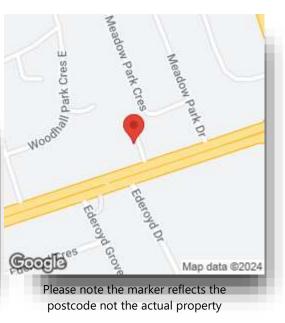
Tenure: Freehold EPC Rating: C

£175,000









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