



Hillthorpe Terrace, Pudsey LS28 8NF

welcome to

Hillthorpe Terrace, Pudsey

GUIDE PRICE £140,000 - £150,000

Offered for sale with NO ONWARD CHAIN in is this charming two bedroom stone terraced residence, situated within a HIGHLY SOUGHT AFTER AREA. . Boasting high ceilings and a large cellar, but in need of some TLC, this is sure to appeal to a range of buyers.



Property Information

William H Brown are delighted to offer for sale this TWO BEDROOM, GARDEN FRONTED STONE TERRACED HOME situated in the market town of Pudsey in a highly sought after area. Close to transport links and all the niceties that Pudsey has to offer. A refurbishment opportunity that is sure to appeal to a range of buyers.

Nearest schools include Crawshaw, Greenside Primary and Fulneck.

Briefly comprising of Lounge, Kitchen, Cellar, Two Bedrooms, Bathroom.

Lounge

14' 4" max x 12' 2" max (4.37m max x 3.71m max)

Front entrance door to the spacious living area. High ceilings, double glazed windows to the front elevation, central heating radiator.

Kitchen

17' 9" max x 5' 8" max (5.41m max x 1.73m max)

A good sized kitchen with double glazed window to the front, central heating radiator, plumbing for washer, sink with drainer, the boiler was only installed in 2020, access to basement.

Cellar

The basement is the full size of the house. Houses the gas and electric meters.

Landing

With double glazed window, storage cupboard,

Bedroom One

14' 5" max x 10' 9" max (4.39m max x 3.28m max)

The master bedroom is a good sized double with high ceilings, double glazed window to the front, central heating radiator, cupboard housing the new central heating boiler.

Bedroom Two

9' 7" max x 7' 5" max (2.92m max x 2.26m max)

Single bedroom with wood flooring, double glazed window to the front, central heating radiator.

Bathroom

10' 7" max x 3' 7" max (3.23m max x 1.09m max)

With walk in shower, low flush WC, wash hand basin, frosted double glazed window, shelving.



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Hillthorpe Terrace, Pudsey

- *GUIDE PRICE £140,000 - £150,000*
- INVESTMENT OPPORTUNITY
- TWO BEDROOM TERRACE
- NEW CENTRAL HEATING BOILER
- LARGE CELLAR

Tenure: Freehold EPC Rating: F

guide price

£140,000



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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.



Property Ref:
PDY114702 - 0003



Please note the marker reflects the postcode not the actual property



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