









# welcome to

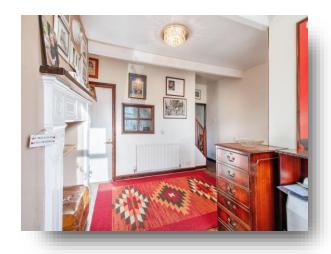
# **Radcliffe Lane, Pudsey**

Situated in a SOUGHT AFTER LOCATION close to schools, transport links, and amenities, the property is the perfect choice seeking charm, space and practicality in equal measure.













#### **Auctioneer's Comments**

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## **Property Information**

This delightful mid-terrace property seamlessly blends character and modern functionality. Boasting three bedrooms including an impressive attic conversion, it offers a wealth of possibilities for families or professionals seeking extra space. Improved by the current owner to include roof and guttering. The ground floor offers a cozy yet spacious layout, with a well-proportioned living room leading to a dining area, and a unique basement kitchen with range cooker. Large windows bathe the space in natural light, offering a comfortable setting for everyday living.

This property is a must-see for anyone seeking a

versatile, characterful home. Don't miss your chance to make it yours.

#### **Entrance Porch**

Leading to the front door, ideal for shoes.

#### Lounge

15' 2" max x 13' 2" max ( 4.62m max x 4.01m max ) Step into the cozy and welcoming lounge, a perfect space to unwind and return. This room features a generous layout.

## **Dining Room**

12' 8" max x 12' 6" max ( 3.86m max x 3.81m max ) The dining room is perfectly designed for both everyday meals and special gatherings. The fireplace's timeless design compliments the space.

#### **Basement Kitchen Diner**

13' 2" max x 14' 7" max ( 4.01m max x 4.45m max ) Discover the heart of the home in this unique basement kitchen. a blend of practicality and character. At its centre is a striking range cooker, perfect for culinary enthusiasts. The kitchen is thoughtfully designed with ample counter space and storage solutions, sink with drainer and plumbing for washer.

#### **Bedroom 1**

11' 4"  $\max x$  10' 5"  $\max (3.45 \text{m max } x$  3.17m  $\max)$  Good sized master bedroom with beams to ceiling and useful storage.

#### **Bedroom 2**

13' 3"  $\max x$  7' 1"  $\max (4.04 \text{m max x } 2.16 \text{m max})$  The second bedroom is a good sized room with double glazed window to front, storage and central heating radiator.

### **Bedroom 3**

19' 3" max x 13' 2" max ( 5.87m max x 4.01m max ) The standout feature is the converted attic, with its striking exposed wooden beams that add warmth and charm. The high ceilings create an airy, inviting atmosphere, perfect for a home office, or guest bedroom.

#### **Bathroom**

6' 7" max  $\times$  6' 7" max ( 2.01m max  $\times$  2.01m max ) Three piece suite with heated towel rail, spot lights to ceiling.

#### External

Private rear garden mainly laid to lawn bordered by shrubs and trees with a paved area ideal for a seating area.





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# **Radcliffe Lane, Pudsey**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three spacious bedrooms
- Attic conversion with exposed beams

Tenure: Freehold EPC Rating: D

guide price

£165,000









Please note the marker reflects the postcode not the actual property

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