



**Radcliffe Lane, Pudsey LS28 8AB**



**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 ( 3.45m 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 ( 4.04m max x 2.16m 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 x 6' 7" max ( 2.01m max x 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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