









# welcome to

# **Valley Road, Pudsey**

Charming two bedroom terraced in the heart of the market town of Pudsey briefly comprising of Lounge, Kitchen Diner, Two Bedrooms, Bathroom, low maintenance patio Garden. Sun Room separate in the rear garden.

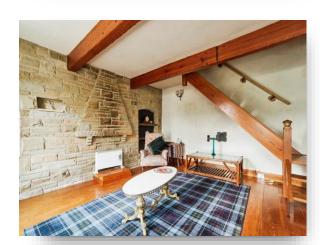












### **Property Information**

Located on Valley Road, Pudsey this two-bedroom stone back-to-back home is full of potential and offered with VACANT POSSESSION. In need of some modernisation, the property presents an exciting opportunity for buyers looking to add value. The lounge features charming exposed beams, adding character to the space, while the conservatory provides additional versatile living space. Workshop/potential home office at the bottom of the garden. Easy access to local amenities and transport links, this home is perfect for first time buyers, investors, or those looking for a renovation project.

### Lounge

18' 3" max x 14' 2" max ( 5.56m max x 4.32m max ) Great sized lounge with exposed beams, oak floor, brick feature wall, flooded with light from the 2 double glazed windows, storage heater.

#### **Kitchen Diner**

16' 9" max x 14' 9" max ( 5.11m max x 4.50m max ) Well designed fitted kitchen with wall, drawer and base units, gas hob, electric oven, extractor fan, sink, space for fridge, pluming for washer, double glazed window to the rear, spotlights to ceiling, room for table and chairs.

### Landing

Staircase rising to the first floor, storage heater, glass cupboard above staircase.

#### **Bedroom 1**

14' 9" max x 6' 5" max ( 4.50m max x 1.96m max ) Nice and light double bedroom with carpet, double glazed window to the rear, storage heater, fitted wardrobes.

#### **Bedroom 2**

9' 9" max x 6' 8" max ( 2.97m max x 2.03m max ) Double glazed window, storage heater, carpet.

#### **Bathroom**

6' 8" max x 4' 6" max ( 2.03m max x 1.37m max )

Low flush WC, bath, wash basin, tiled walls, vinyl flooring, spot lights to ceiling.

#### External

Low maintenance.
Patio area
Part pebble.
Workshop/potential home office at the bottom of the garden

#### **Sun Room**

Conservatory / sun room separate in the rear garden.





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# Valley Road, Pudsey

- Workshop/potential home office at the bottom of the garden
- Offered with Vacant Possession
- Conservatory/Sun Room
- Low maintenance Patio Garden
- Renovation Opportunity

Tenure: Freehold EPC Rating: E

# £150,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/PDY115375



Property Ref: PDY115375 - 0006 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.





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