



Carlisle Road, Pudsey LS28 8PL

welcome to

Carlisle Road, Pudsey

Offered with vacant possession. Three bedroom semi detached, spacious living room, kitchen with scope to redesign, cellar, dining room, generous rear garden. Sought after Pudsey location. Great local schools including Greenside and Crawshaw - ideal for families.



Property Information

An exciting opportunity to purchase this good sized three bedroom semi-detached home with garden and off road parking in the heart of Pudsey with an excellent community feel, ideal for investors or buyers looking for a project. This property offers fantastic potential to renovate and improve, adding significant value. Easy transport links - access to Leeds, Bradford & M62. Pudsey shops & amenities. Off road parking to the driveway and a large garden. Don't miss out. Opportunities like this renovation project in Pudsey are rare.

Lounge

12' 5" max x 11' 9" max (3.78m max x 3.58m max)
A good sized room with double glazed window to the front elevation, fireplace.

Dining Room Reception

12' 2" max x 11' 4" max (3.71m max x 3.45m max)
Versatile room with radiator, double glazed window to the rear elevation.

Kitchen

9' 8" max x 6' 3" max (2.95m max x 1.91m max)
Double glazed window, plumbing for washer, Pvc external door to side.

Cellar Landing

Staircase to first floor. Access to unboarded loft.

Bedroom 1

11' 9" max x 11' 7" max (3.58m max x 3.53m max)
Double bedroom with double glazed window to the front elevation, radiator.

Bedroom 2

12' 1" max x 11' 5" max (3.68m max x 3.48m max)
Large double with double glazed window to the rear built in storage cupboard.

Bedroom 3

7' 9" max x 7' 10" max (2.36m max x 2.39m max)
With electric heater, double glazed window to the

side.

Shower Room

7' 9" max x 6' 9" max (2.36m max x 2.06m max)
Shower cubicle, low flush WC, vanity sink unit, frosted double glazed window to the side.

External

Garden to the front and with a large rear garden.
Off road parking to the driveway.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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Awaiting Photograph

Carlisle Road, Pudsey

- THREE BEDROOM SEMI DETACHED
- RENOVATION PROJECT
- SCOPE TO IMPROVE
- LARGE REAR GARDEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

£200,000



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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:
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Please note the marker reflects the postcode not the actual property

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