



**South View, Stanningley Pudsey LS28 6BB**



**welcome to**

**South View, Stanningley Pudsey**

Two double bedroom terraced property greatly upgraded by the current owner. Nearest schools include Pudsey Grangefield, Farsley Farfield and Springbank.



## Property Details

This mid-terrace house offers an ideal blend of comfort and convenience. With two spacious double bedrooms, a well-appointed kitchen, and a stylish bathroom, it has all the essentials for a cozy home. The property boasts a cellar, providing extra storage, utility area or the potential for creative use. The lounge is made even more inviting by a charming log burner, perfect for those cozy evenings in. The current owner has meticulously improved the home, adding new doors and windows and redecorating throughout to give it a fresh and contemporary feel. Outdoors, you'll find a fenced rear garden that's a delightful sun trap—an ideal spot for relaxation. Positioned just a few minutes' walk from the Owlcoates Shopping Centre and Pudsey train station, the location is incredibly convenient for both shopping and commuting. This house is ready to welcome its next owner into a comfortable and stylish living space.

## Lounge

14' 2" max x 13' 1" max ( 4.32m max x 3.99m max )  
Welcoming living room with log burner only 7 year old, double glazed window to the rear, PCV door to the rear, modern flooring, spotlight, central heating radiator.

## Kitchen

11' 7" max x 6' 8" max ( 3.53m max x 2.03m max )  
Well designed kitchen with storage from the wall, drawer and base units, wall hung boiler, integrated fridge freezer, electric oven and hob, sink with drainer, double glazed window to the front, electric plinth heater, plumbing in situ for a radiator.

## Cellar

13' 2" max x 6' 8" max ( 4.01m max x 2.03m max )  
A useful utility area with plumbing for washer / dryer. Electric heater.

## Landing

Staircase rising to the first floor, carpet.

## Bedroom 1

12' 1" max x 11' 3" max ( 3.68m max x 3.43m max )  
Double bedroom with fitted wardrobes, shelving, double glazed window to the rear replaced 2 years ago, carpet.

## Bedroom 2

8' 2" max x 6' 7" max ( 2.49m max x 2.01m max )  
Double glazed window to the front, plumbing for a radiator as not being used at the moment.

## Bathroom

9' 5" max x 4' 2" max ( 2.87m max x 1.27m max )  
Modern bathroom only 3 years old with walk in shower, bath, WC, wash basin, shelving, frosted glazed window. Access to loft.

## External

Rear garden enclosed by a fence for privacy, room for a seating area. The space is a sun trap, basking in natural light, ideal for soaking up the warmth, reading, or enjoying a cup of tea. creating a relaxing and inviting retreat.

## Parking

2 permit parking spaces



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## **South View, Stanningley Pudsey**

- Modernised throughout
- Modern Kitchen & Bathroom
- 2 permit parking spaces
- 2 Double Bedrooms
- Cosy log burner installed

Tenure: Freehold EPC Rating: C

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115453 - 0004

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