



**Marsh Terrace, Pudsey LS28 7NT**



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## **Marsh Terrace, Pudsey**

This end-terraced, three-bedroom home on Marsh Terrace offers space and convenience, with a driveway, garage, and rear garden featuring decking and patio areas. Inside, the large lounge with a feature fireplace connects seamlessly to the kitchen and bright diner, perfect for entertaining.



## Auctioneer's Comments

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## Property Information

Located on Marsh Terrace, this end-terraced, three-bedroom home offers a blend of space and comfort. A driveway and garage provide convenient parking and storage, while the rear garden features a decking area and patio, perfect for outdoor enjoyment. Inside, the large lounge is a welcoming retreat with a feature fireplace, creating a cozy ambiance. The well-equipped kitchen leads seamlessly into the bright diner, offering an ideal setting for meals and gatherings. With its practical layout and desirable features, this home is perfect for comfortable living in a sought-after location.

## Lounge

This spacious lounge features a cozy fireplace and front-facing window for natural light. Carpeted flooring adds warmth, while a radiator ensures year-round comfort.

## Kitchen

This kitchen offers both wall and base units providing ample storage. A side window brings in natural light, while vinyl flooring ensures durability and easy maintenance. Convenient rear access enhances practicality, and an archway leading to the diner creates a seamless flow for dining and entertaining.

## Diner

This bright and inviting diner is flooded with natural light through its patio door and window, creating a warm and airy atmosphere. The archway to the kitchen ensures effortless flow, while carpeted flooring adds comfort. With space for a table and chairs, a radiator for year-round coziness, and direct access to the rear garden, it's the perfect spot for dining and entertaining.

## Landing

Stairs leading from the ground floor.

## Bedroom One

This spacious master bedroom offers a peaceful retreat, with a rear-facing window that fills the room with natural light. Carpeted flooring adds warmth and comfort, while a radiator ensures a cozy atmosphere year-round.

## Bedroom Two

This comfortable second bedroom features carpeted flooring for warmth and coziness, a radiator for year-round comfort, and a front-facing window that fills the space with natural light.

## Bedroom Three

This versatile third bedroom is currently utilised as a clothes storage space. The carpeted flooring adds warmth and comfort, while a front-facing window brightens the room with natural light. A radiator

ensures a cozy atmosphere throughout the seasons, and the space can comfortably accommodate a single bed, offering flexibility in its use.

## Bathroom

This bathroom features tiled walls for an easy-to-maintain finish. It includes a WC, wash basin, and a bath with a shower over, offering both relaxation and practicality. A frosted window ensures privacy while allowing natural light to brighten the space.

## Boarded Loft

The fully boarded loft has a velux roof window to the rear elevation.

## External

The property boasts a driveway for convenient off-street parking, along with a garage for additional storage. The rear garden offers a decking area, with steps leading down to a patio, creating the perfect outdoor retreat. Brick wall and fenced borders provide privacy and security, making this a wonderful space to relax and unwind.



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## **Marsh Terrace, Pudsey**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedrooms
- Driveway and garage

Tenure: Freehold EPC Rating: Awaited

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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