

Roker Lane, PUDSEY LS28 9ND



welcome to

Roker Lane, PUDSEY

This charming two-bedroom mid-terrace on Roker Lane, Pudsey, blends character with modern comfort. Featuring lovely interiors and stunning views, it's perfect for first-time buyers, couples, or small families













Property Information

Nestled in Pudsey, this delightful two-bedroom midterrace home on Roker Lane offers a perfect blend of character and convenience. With spacious interiors, stylish finishes, and breathtaking views, this property is ideal for first-time buyers, couples, or small families looking for a cozy yet practical home.

Lounge

15' 4" max x 13' 7" max (4.67m max x 4.14m max) Cozy space with soft carpet, a professionally fitted log burner fire, and a double-glazed window to the rear. Rear door leads to the garden.

Kitchen

14' max x 13' 3" max (4.27m max x 4.04m max) Practical with a tiled floor, partly tiled walls, and a double-glazed window to the front. Equipped with a gas hob, oven, pantry, and radiator for comfort. The front door provides easy access.

Landing

Carpeted for comfort, with a double-glazed window to the rear bringing in natural light. Fitted with a radiator for warmth.

Bedroom 1

15' 5" max x 13' 8" max (4.70m max x 4.17m max) Spacious and comfortable with a carpeted floor and a double-glazed window to the rear. Fitted with a radiator for warmth and features a walk-in wardrobe (7.8ft x 3.5ft). The chimney has been blocked off, adding to the room's clean aesthetic.

Bedroom 2

20' 9" max x 13' max (6.32m max x 3.96m max) Bright and unique with a double-glazed skylight window, letting in plenty of natural light. Carpeted for comfort, with a restructured ceiling space enhancing the room's character.

Bathroom

9' 9" max x 9' 8" max (2.97m max x 2.95m max) Bright bathroom with a frosted double-glazed window to the front for privacy. Features a bath with



shower over, WC, wash basin, and a tiled floor. The blocked-off chimney adds to the clean design, while a towel rail ensures warmth and convenience.

Garden

Spacious and well-maintained with a lush lawn, offering beautiful views. Enjoy privacy with this wonderful garden space.

Cellar

Currently used for storage.

Agents Note

Please note that the view is from the garden and does not belong to the property itself. We just wanted to show its wonderful position.



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Roker Lane, PUDSEY

- Two generously sized bedrooms •
- Private garden with scenic views
- Bright living spaces
- Kitchen with a pantry
- Off-street parking •

guide price

£210,000

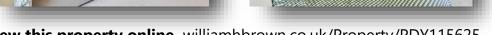
Tenure: Freehold EPC Rating: E



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Property Ref: PDY115625 - 0005 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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Please note the marker reflects the

postcode not the actual property

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