



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 mid-terrace 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.



view this property online williamhbrown.co.uk/Property/PDY115625



welcome to

Roker Lane, PUDSEY

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

Tenure: Freehold EPC Rating: E

guide price

£210,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must satisfy themselves as to the accuracy of the information. The information is provided for information only.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PDY115625](https://www.williamhbrown.co.uk/Property/PDY115625)



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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)