



**Melrose Place, Pudsey LS28 8PZ**



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## **Melrose Place, Pudsey**

Nestled on Melrose Place, this mid-terraced home features three bedrooms, new double-glazed windows with shutters, and front and rear gardens. Close to Waterloo and Greenside Infants, plus Pudsey and Queens Park, it's perfectly located for families and outdoor lovers alike.



## Property Information

Nestled on Melrose Place, this well-appointed mid-terraced home offers a perfect blend of comfort and style. Featuring three bedrooms, the property boasts new double-glazed windows with elegant shutters, ensuring privacy and energy efficiency. The front and rear gardens provide inviting outdoor spaces, ideal for relaxation or entertaining. Inside, a dedicated utility room adds convenience, while the cozy feature fireplace in the living area creates a warm and welcoming atmosphere. Situated within close proximity to excellent local schools, including Waterloo Infants and Greenside Infants, the home is also near the beautiful Pudsey Park and Queens Park, offering ample green space for leisure and recreation.

## Internal

This beautifully redecorated home features brand-new internal doors and high-quality carpets installed less than two years ago, adding a fresh and modern touch. Every room has been thoughtfully updated within the past 12 months, creating a warm and inviting atmosphere.

## Ground Floor Lounge

15' 2" max x 14' 4" max ( 4.62m max x 4.37m max )  
The lounge offers a cozy retreat, featuring a new carpet and a gas fire with a log burner effect for warmth and ambiance. A double-glazed front window with lovely shutters enhances both insulation and privacy, while a brand-new radiator ensures comfort throughout the seasons.

## Kitchen

14' 5" max x 9' 1" max ( 4.39m max x 2.77m max )  
The kitchen features durable lino flooring, ample storage, and a convenient wash basin. A double-glazed rear window with shutters ensures privacy and natural light, while a radiator adds warmth. The space accommodates space for a dining table alongside an electric oven and hob, with direct access to the back garden and the first floor

## First Floor Landing

9' 1" max x 3' 9" max ( 2.77m max x 1.14m max )  
The landing seamlessly connects to the staircase leading to the ground floor, both finished with carpeting.

## Bedroom One

12' 7" max x 10' 2" max ( 3.84m max x 3.10m max )  
Bedroom One offers a built-in wardrobe currently used for shoe storage. Comfort is enhanced with a new radiator, while the double-glazed front window brings in natural light and insulation. The soft carpet adds warmth, completing this inviting space.

## Bedroom Two

9' 2" max x 6' 8" max ( 2.79m max x 2.03m max )  
Bedroom Two is a comfortable and well-lit space, featuring a carpet for warmth and a double-glazed rear window that ensures both insulation and privacy. A radiator completes the room, providing year-round comfort.

## Bedroom Three

9' 4" max x 5' 4" max ( 2.84m max x 1.63m max )  
Bedroom Three is a cozy and well-appointed space, featuring carpeting for comfort and warmth. A double-glazed front window allows for natural light while enhancing insulation, and a radiator ensures year-round coziness.

## Bathroom

7' 4" max x 5' 8" max ( 2.24m max x 1.73m max )  
The bathroom is thoughtfully designed with tiled flooring and partly tiled walls. It features a WC, wash basin, and a towel rail for added convenience. A double-glazed rear window brings in natural light while maintaining privacy and insulation.

## Cellar

11' 9" max x 3' 7" max ( 3.58m max x 1.09m max )  
The cellar is a versatile space, fully equipped with electrics and finished with carpeting for added comfort. Currently used as a utility room, it offers practicality while maintaining a clean and functional environment.

## External

The exterior of the property is well-maintained, featuring double-glazed windows installed just two years ago for enhanced insulation and efficiency. Shutters on all windows add a refined touch while providing privacy and light control. The newly renovated garden boasts an elegant Indian stone and secure fenced borders, creating a perfect outdoor retreat.

## Front Garden

The front garden is beautifully designed, featuring a pathway that enhances the property's curb appeal. A Indian stone patio provides a welcoming space for relaxation or outdoor seating.

## Rear Garden

The rear garden is a beautifully designed outdoor space, featuring a blend of lawned, paved, and graveled areas for versatility and style. Hedged borders provide privacy and a natural touch, creating a peaceful retreat to enjoy throughout the seasons.



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## Melrose Place, Pudsey

- 3 Bedrooms
- New double glazed windows with shutters
- Front and rear gardens
- Utility room
- Feature fireplace

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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