



**Hillside View, Stanningley Pudsey LS28 6HT**

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## **Hillside View, Stanningley Pudsey**

This stylish end-terraced home on Hillside View blends character and modern comfort. With three bedrooms, a cozy log burner, a modern kitchen, and a cellar for extra storage, it's both inviting and practical. Outside, the decked rear yard offers a private spot to relax.





## Auctioneer's Comments

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## Property Information

This charming end-terraced property on Hillside View offers a wonderful blend of character and modern convenience. With three well-sized bedrooms, it provides ample space for comfortable living. The cozy lounge features a log burner, perfect for creating a warm and inviting atmosphere. A modern kitchen adds style and functionality, while the cellar offers additional storage or workspace potential. Outside, the rear yard with decking provides a great space for relaxation, complemented by fenced borders for privacy. This home combines rustic charm with contemporary touches, making it an appealing choice for any buyer.

### Lounge

17' 1" max x 11' 9" max ( 5.21m max x 3.58m max )  
The cozy lounge features a log burner, laminate flooring, and a double-glazed window at the front, with a radiator ensuring warmth and comfort.

### Kitchen

13' 9" max x 5' 7" max ( 4.19m max x 1.70m max )  
The kitchen boasts lino flooring, a double-glazed window at the front, an electric hob and oven, and convenient access to the cellar.

### Landing

The landing is fitted with cozy carpet and features a radiator for added warmth and comfort.

### Bedroom One

11' 2" max x 9' 3" max ( 3.40m max x 2.82m max )  
Bedroom One is fitted with cozy carpet, features a radiator for warmth, and has a double-glazed window at the front to let in natural light while maintaining energy efficiency.

### Bedroom Two

18' max x 12' 6" max ( 5.49m max x 3.81m max )  
Bedroom Two features cozy carpet, a radiator for warmth, a double-glazed window at the front, a Velux window for additional natural light, and stylish spotlights to enhance the ambiance.

## Bedroom Three

11' 2" max x 7' 8" max ( 3.40m max x 2.34m max )  
Bedroom Three is fitted with cozy carpet, features a radiator for warmth, and has a double-glazed window to the side, allowing natural light to brighten the space while maintaining insulation.

## Bathroom

6' 9" max x 5' 5" max ( 2.06m max x 1.65m max )  
The bathroom features a WC, a wash basin, a double-glazed window at the front, a radiator for warmth, a shower over the bath for convenience, and lino flooring for a practical and stylish finish.

## Cellar

17' 5" max x 17' max ( 5.31m max x 5.18m max )  
The cellar is equipped with a boiler and has electricity.

## External

The rear yard features decking for outdoor relaxation, complemented by fenced borders for privacy and security.



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## **Hillside View, Stanningley Pudsey**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedrooms
- Log burner

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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