



**Smalewell Road, Pudsey LS28 8PS**



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## **Smalewell Road, Pudsey**

This mid-terraced home on Smalewell Road boasts three bedrooms, a modern kitchen and bathroom, and a rear garden for outdoor enjoyment. With a garage and driveway, parking is a breeze, making this a stylish and practical choice!



## Property Information

This mid-terraced property on Smalewell Road offers a fantastic blend of comfort and convenience. With three bedrooms, it provides ample space for a growing family or those needing extra room for work or leisure. A garage and driveway ensure hassle-free parking, while the rear garden offers a private outdoor retreat, perfect for relaxing or entertaining. Inside, the modern kitchen is thoughtfully designed with sleek fittings and ample storage, making cooking a pleasure. The modern bathroom complements the home with stylish fixtures and a fresh, contemporary feel. The property also benefits from a two-year-old boiler, ensuring efficient heating and energy savings. A perfect choice for those seeking a well-appointed home in a desirable location!

## Entrance Hall

The radiator in the entrance hall keeps the space warm and inviting.

## Lounge

15' 7" max x 15' 7" max ( 4.75m max x 4.75m max )  
The lounge features a soft carpet underfoot, a double-glazed window at the front allowing natural light to stream in, a cozy multifuel log burner for warmth and ambiance, and a radiator ensuring consistent comfort throughout the space.

## Kitchen

The kitchen boasts tiled flooring for easy maintenance, a radiator ensuring warmth, and a wash basin for convenience. It provides access to the garden, making outdoor dining a breeze, while the gas oven and hob offer reliable cooking options. A central island enhances workspace and storage, complemented by wall and base units with worktops over for practicality. The double-glazed window to the rear invites natural light, and an extractor fan helps maintain fresh air while cooking.

## Cellar

A useful cellar storage area.

## Landing

The landing is fitted with a comfortable carpet, adding warmth and a cozy touch to the transition between floors and rooms.

## Bedroom One

15' 8" max x 10' 7" max ( 4.78m max x 3.23m max )  
Bedroom One offers a welcoming atmosphere with a wood feature wall adding character and warmth. A double-glazed window to the front allows natural light to brighten the space, while a radiator ensures year-round comfort. The carpeted flooring enhances the cozy feel, making it a perfect retreat.

## Bedroom Two

12' 5" max x 10' 9" max ( 3.78m max x 3.28m max )  
Bedroom Two features carpeted flooring, adding warmth and comfort to the space. A radiator ensures a cozy atmosphere, while the double-glazed window to the rear allows natural light to brighten the room.

## Bedroom Three

12' 7" max x 8' 2" max ( 3.84m max x 2.49m max )  
Bedroom Three features carpeted flooring, adding a touch of warmth and comfort. A radiator ensures a cozy atmosphere, while the double-glazed window to the front allows natural light to brighten the space.

## Bathroom

12' 4" max x 4' 8" max ( 3.76m max x 1.42m max )  
The bathroom offers a modern and elegant design, featuring a walk-in shower for convenience and a freestanding bath for a touch of luxury. A WC and wash basin provide essential functionality, while the frosted double-glazed window to the rear ensures privacy while allowing natural light to filter in. Tiled walls enhance both style and practicality, and a radiator keeps the space warm. Spotlights complete the look, creating a bright and inviting atmosphere.

## Loft Space

The loft space is fully boarded and insulated, making it ideal for storage.

## External

The external yard offers a practical and inviting outdoor space, featuring access to the drive and garage, with electric gates enhancing security and convenience. A private right of way for neighbours ensures shared accessibility while maintaining privacy. The yard includes a hot tub for relaxation, a lawn providing greenery, and a patio ideal for outdoor seating and entertainment. Additionally, the bar, garage, and timber gazebo are fitted with electric, and the garage also benefits from mains lighting for added functionality.



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## **Smalewell Road, Pudsey**

- 3 bedrooms
- Garage and driveway
- Rear garden
- Modern kitchen
- Modern bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £350,000



Please note the marker reflects the postcode not the actual property

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