



**Lower Bankhouse, PUDSEY LS28 8DX**



**welcome to**

**Lower Bankhouse, PUDSEY**

Set in the scenic Lower Bankhouse, Noddy's Cottage is a charming and characterful three-storey home with two front doors, a garage, and a rear garden with pond. Its unique shape and beautiful views make this an inviting and distinctive retreat.



## Property Information

Nestled in the picturesque locale of Lower Bankhouse, Noddy's Cottage is a charming and truly unique three-storey residence that exudes character from every angle. With its quirky architectural shape and distinctive features, this property stands out not just for its style, but also its thoughtful layout—including two front doors that add both convenience and individuality. The garage offers practical utility, while the rear garden, complete with a tranquil pond, invites peaceful reflection amidst lush greenery. Panoramic views frame the home, perfectly complementing its timeless appeal. This is more than a cottage—it's a storybook retreat woven into the hillside.

## Entrance Hall

The entrance hall opens seamlessly into the living room, creating a welcoming flow between the two spaces.

## Entrance Porch

The entrance porch leads to a second doorway that provides direct access to the kitchen, offering both convenience and a charming touch to the home's layout.

## Lounge

13' 4" max x 12' 6" max ( 4.06m max x 3.81m max )  
The lounge features a double-glazed front window, a cozy log burner, carpeted flooring, a radiator for warmth, and a built-in storage cupboard measuring approximately 4.3ft by 4.2ft.

## Dining Room

14' 2" max x 5' 8" max ( 4.32m max x 1.73m max )  
The dining room is appointed with a sleek radiator, modern laminate flooring, and a double-glazed rear-facing window that fills the room with natural light.

## Kitchen

9' 3" max x 8' 3" max ( 2.82m max x 2.51m max )  
The kitchen is fitted with laminate flooring, a double-glazed front-facing window, an electric oven and hob, a stainless steel sink with drainer, and a wall-mounted radiator for comfort.

## Utility Room

5' 7" max x 5' 5" max ( 1.70m max x 1.65m max )  
The utility room, accessed via the dining room, features a dedicated space for a washing machine and dryer, offering practical convenience without sacrificing style.

## Landing

The landing is reached via a staircase from the ground floor, providing access to the upper rooms and serving as a central point of the home.

## Bedroom One

12' 3" max x 8' 2" max ( 3.73m max x 2.49m max )  
Bedroom One is appointed with laminate flooring, a radiator, dual double-glazed windows to the front and side for ample natural light, and benefits from an extension with an additional attached room—ideal for use as a dressing area, study, or private retreat.

## Bedroom Two

10' max x 9' 2" max ( 3.05m max x 2.79m max )  
Bedroom Two features laminate flooring, a double-glazed window to the front, a radiator for warmth, practical understair storage, and a staircase that leads directly to the loft room—adding versatility to the space.

## Bathroom

6' 4" max x 5' 9" max ( 1.93m max x 1.75m max )  
The bathroom is fitted with carpet flooring, a wall-mounted radiator, a full-size bath, a wash basin, and a WC, complemented by a rear-facing double-glazed window that fills the space with natural light.

## Loft Space

12' 5" max x 5' 8" max ( 3.78m max x 1.73m max )  
Here's a polished description that captures the character and utility of the space:  
The loft space, accessed via a staircase from Bedroom Two, features laminate flooring, a radiator, striking exposed beams that add architectural charm, and built-in storage—making it a versatile retreat ideal for a study, guest room, or creative studio.

## Front Garden

The property boasts a charming front garden alongside a private driveway, with an additional garden space offering the perfect spot for outdoor relaxation or entertaining.

## Rear Garden

The rear garden features a quaint pond surrounded by lush, overgrown greenery, with a separate decking area that invites outdoor gatherings or peaceful moments in nature—offering abundant potential to create a private, tranquil haven.

## Outbuilding

The property also benefits from an outbuilding currently used as a garage, providing secure storage, workshop potential, or additional space for hobbies and projects.

## Agent's Note

While the views from the property are a delightful feature, they lie beyond its official boundary and are not part of the ownership.



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## **Lower Bankhouse, PUDSEY**

- 2 bedrooms
- Unique shaped home
- Character features
- Garage
- Rear garden

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

guide price

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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