



Wood Vine Street, Stanningley, Pudsey, LS28 6BD

welcome to

Wood Vine Street, Stanningley, Pudsey

Situated on Wood Vine Street in Stanningley, Pudsey, this well-presented mid-terrace offers two spacious bedrooms, a converted attic, a modern bathroom with separate shower and bath, and a dry cellar with power. Ideal for first-time buyers or investors — early viewing advised.



Property Information

Located on Wood Vine Street in Stanningley, Pudsey, this charming mid-terraced home offers spacious and versatile living across three floors. The property boasts two generous bedrooms, including a converted attic providing a bright and airy main bedroom with Velux windows and eaves storage. A modern bathroom features both a walk-in shower and separate bath, finished with stylish fittings. Additional benefits include a dry cellar with power, ideal for storage or workshop use. With its well-proportioned layout and desirable location, viewing is highly advised to fully appreciate what this home has to offer.

Ground Floor Living Room

12' 6" max x 11' 5" max (3.81m max x 3.48m max)
A welcoming space featuring a gas fireplace, wood flooring, a double-glazed window to the front, radiator, and convenient access to the staircase leading to the first floor.

Kitchen Diner

12' 7" max x 12' 4" max (3.84m max x 3.76m max)
A bright and practical kitchen diner featuring a double-glazed window to the rear, tiled flooring, wall and base units, integrated gas hob and electric oven with extractor fan, plumbing for a washing machine, radiator, spotlights, and a rear door providing outdoor access. There's ample space for a dining table and four chairs, making it ideal for everyday family living or entertaining.

First Floor Landing

Landing provides access to the stairs leading to Bedroom One, as well as to the Bathroom and Bedroom Two.

Bedroom Two

12' 7" max x 11' 7" max (3.84m max x 3.53m max)
A generously sized double bedroom featuring a soft carpet underfoot, a large double-glazed window to the front allowing plenty of natural light, and a central heating radiator for year-round comfort.

Bathroom

12' 7" max x 5' 6" max (3.84m max x 1.68m max)
A well-appointed bathroom featuring a walk-in shower, bath, wash basin, and low flush WC, complemented by stylish tiled flooring, spotlights, an extractor fan, heated towel rail, and useful understairs storage.

Second Floor Bedroom One

16' 3" max x 12' 6" max (4.95m max x 3.81m max)
A spacious converted attic bedroom accessed via its own staircase, featuring two Velux windows that provide ample natural light, carpeted flooring, a radiator for comfort, and convenient eaves storage.

External Rear Yard

A private, fenced rear yard featuring a paved patio area and access via a gate that provides a public right of way.

Cellar

12' 7" max x 11' 7" max (3.84m max x 3.53m max)
A dry and functional space with power supply, lino flooring, and a dedicated workshop area—ideal for storage or hobby use.

Parking

On-street parking is available.



view this property online williamhbrown.co.uk/Property/PDY116261



welcome to

Wood Vine Street, Stanningley, Pudsey

- 2 spacious bedrooms
- Cellar
- Converted attic
- Modern bathroom with separate shower and bath
- Viewing advised

Tenure: Freehold

EPC Rating: Awaited

Council Tax Band: A

offers over

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116261



Property Ref:
PDY116261 - 0003

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