









# 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.





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

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

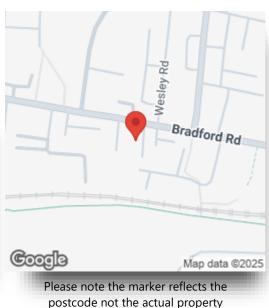
offers over

£180,000









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