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Rosemont Villas

Pudsey, Leeds, LS28 7AL

Offers In The Region Of £400,000



Council Tax: C



4 Rosemont Villas

Pudsey, Leeds, LS28 7AL

Offers In The Region Of £400,000



- Edwardian four bedroom semi detached
- Stone built, retains character features
- Perfect family home
- Well proportioned accommodation over three floors
- Bright and spacious kitchen/diner
- Four double bedrooms
- Bathroom and shower room
- Cellar for storage/utility room
- Established gardens with driveway
- Tucked away cul-de-sac position in Pudsey

A rare opportunity to purchase this delightful STONE BUILT, FOUR BEDROOM SEMI DETACHED home, tucked away in a lovely CUL-DE-SAC in Pudsey, within easy reach of local amenities and excellent transport links. This charming Edwardian residence provides well proportioned accommodation over three floors and retains plenty of original character features. Boasting a KITCHEN/DINER, spacious LIVING ROOM, FOUR DOUBLE BEDROOMS, BATHROOM, SHOWER ROOM, CELLAR FOR STORAGE and externally, a GOOD SIZED PLOT with established gardens and DRIVEWAY, the property will most likely appeal to GROWING FAMILIES looking for character, charm and the potential to make their own mark on a property.

With the benefit of GAS FIRED CENTRAL HEATING and PART DOUBLE GLAZING, the accommodation briefly comprises: A bright and spacious KITCHEN/DINER which is a wonderful space for entertaining and/or family time. The kitchen area has a range of modern wall and base units with an integrated electric oven, gas hob and extractor hood, 'Siemens' fridge/freezer and 'NEFF' dishwasher. The dining area has a lovely bay window and a brick fireplace with flame effect electric fire. The LIVING ROOM is a cosy room and has the original stained glass windows and an open fireplace with decorative cast iron surround. The HALLWAY provides access to the rear garden and entrance. Stairs rise to the first floor and stairs lead down to the CELLAR which has light, power, plumbing and water, perfect for storage and a utility room. The cellar also has outdoor access.

To the first floor, there are TWO bedrooms, a bathroom and a shower room. BEDROOM ONE, located to the front, is a superb sized double room which has fitted wardrobes and floods plenty of natural light. BEDROOM TWO, to the rear, is another double sized room with storage cupboards and open views. The BATHROOM features a modern three piece suite with overhead mains pressure shower, part tiled walls and linen cupboard. The separate SHOWER ROOM has a cubicle with overhead electric shower, low flush w/c and heated towel rail.

Stairs from the landing lead up to the second floor where another TWO double sized bedrooms can be found. BEDROOM THREE is located to the rear and has outstanding far reaching views. The LANDING area has fitted storage units and provides access to the insulated loft space for storage purposes only.

Externally, there are beautiful established gardens to both the front and rear. The front garden enjoys a directly SOUTH FACING aspect and there are a number of different seating options which include a decking area with wooden pergola and Yorkshire stone patio area. The rear garden is mainly lawned with vegetable patch, array of fruit tree's and a DRIVEWAY for off street parking with double wooden gates. The land to the side of the house is a wooded area, together with protected mill pond for private fishing.

The location of the property is perfect for commuting links to both Leeds and Bradford via the Ring Road and Pudsey Railway Station. The house is situated 0.3 miles from the centre of Pudsey, where there is a good selection of amenities including shops/cafés, local schools and transport links. Bramley Railway Station and Morrison's supermarket are situated only 1.2 miles away and there is a convenience store within 700 metres.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

14'1" x 12'1" (4.3m x 3.7m)

KITCHEN/DINER

20'8" x 13'5" (6.3m x 4.1m)

LANDING (1ST FLOOR)

BEDROOM ONE

14'9" x 14'1" (4.5m x 4.3m)

BEDROOM TWO

13'1" x 12'5" (4m x 3.8m)

BATHROOM

9'10" x 7'10" (3m x 2.4m)

SHOWER ROOM

8'10" x 2'11" (2.7m x 0.9m)

LANDING (2ND FLOOR)

BEDROOM THREE

17'8" x 12'1" (5.4m x 3.7m)

BEDROOM FOUR

13'1" x 9'6" (4m x 2.9m)



Road Map



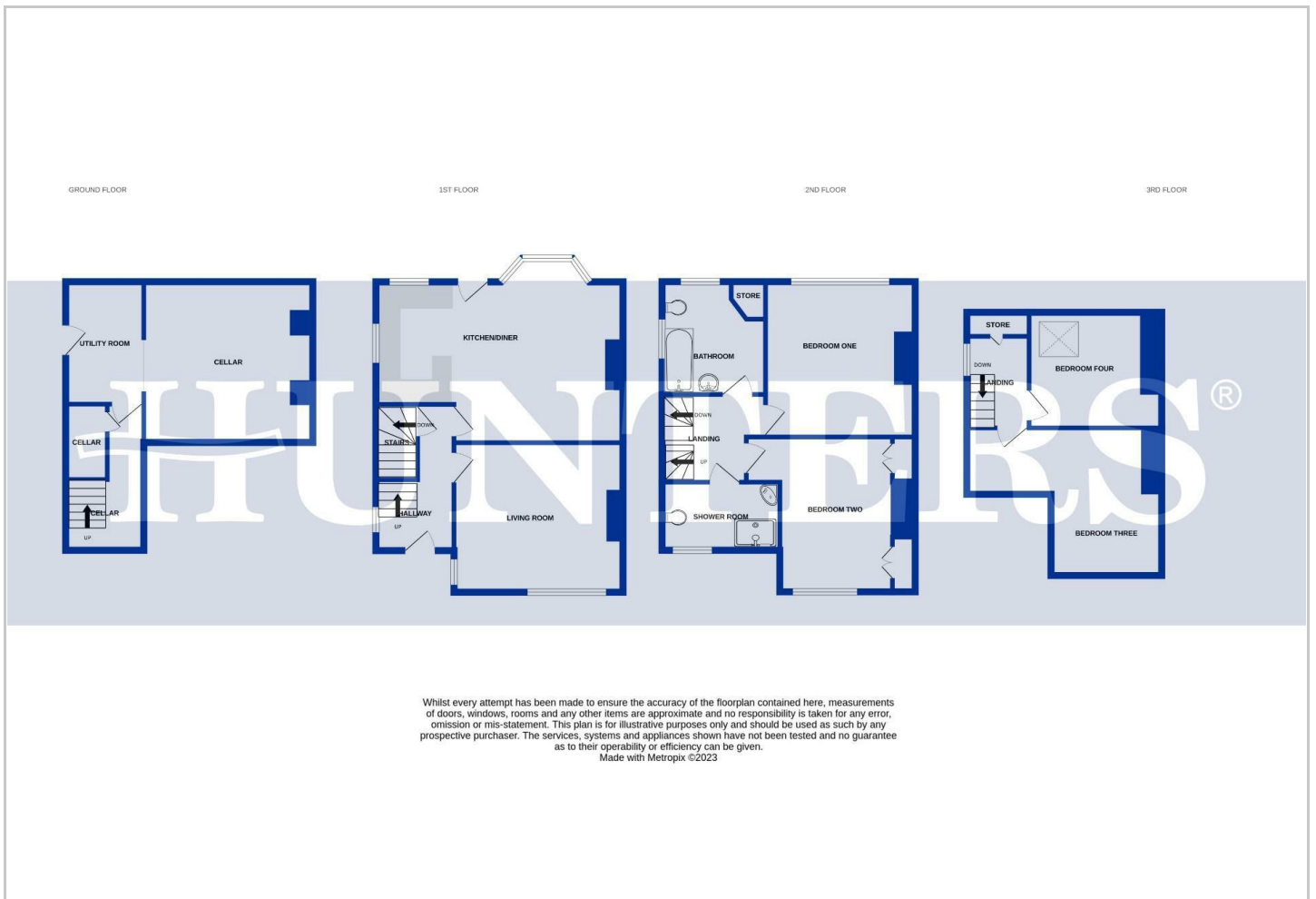
Hybrid Map



Terrain Map



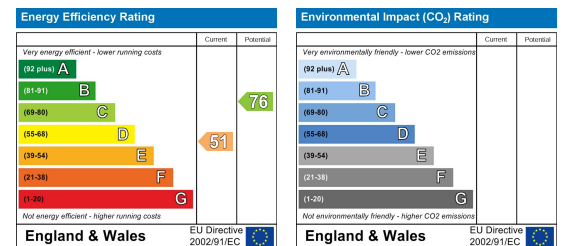
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.