

HUNTERS[®]

HERE TO GET *you* THERE



Dalmeny Terrace

Bridge Road, LS13 1LN

Offers Over £375,000



Council Tax: C



7 Dalmeny Terrace

Bridge Road, LS13 1LN

Offers Over £375,000



- Rare to market home
- Breathtaking canal view
- Four beautifully decorated bedrooms
- Excellent finish throughout
- Close to local amenities and scenic canal walks
- Highly sought-after location
- Lower ground floor granny flat
- Historical period features
- Quality fixtures and fittings
- Cosy log burner

Welcome to this IMMACULATE stone terraced house for sale. Nestled in a sought-after location, you'll have BREATHTAKING VIEWS over the Rodley canal and easy access to the Ring Road with connecting motorway links to M1 and M62. Plus, it's just a stroll away from local amenities, public transport links, and scenic walking routes beside the Leeds/Liverpool canal.

This ONE-OF-A-KIND property has numerous historical period features, and a lower ground floor GRANNY FLAT adds an extra layer of uniqueness and flexibility, providing the space for a co-dependant family member or added valuable accommodation for a growing teenager. Decorated tastefully throughout, with a stunning VIEW OVER RODLEY CANAL is yet another feature sure to take your breath away.

This RARE TO MARKET property would be PERFECT for families and co-dependent individuals. The main property features a grand reception room, spacious kitchen, FOUR bedrooms and two bathrooms. There is access to the lower ground floor granny flat individually from the rear of the property and via an internal staircase down from the main kitchen too!

The main LIVING ROOM is the heart of the home with high ceilings and traditional features such as the beautiful coving and ceiling rose. It is adorned in natural light spilling from gorgeous front windows and benefits from a lovely carpet flooring and LOG BURNER for those colder nights.

The main KITCHEN has Amtico flooring extending from the hall, ample space for dining and both a lovely garden view and rear access. It also provides a means of ENTRY down to the granny flat below. The cellar head has been converted to provide space for a UTILITY and a great place for white goods and additional storage.

The second kitchen, part of the GRANNY FLAT, is an open-plan space and too features plenty of space for dining. The large lower ground floor reception room can serve multiple functions, even as an occasional

bedroom with large, mirrored wardrobe storage. This space could make an excellent games room, a bedroom or even a gym, it would be up to you to decide!

The TOP-FLOOR room is functioning as the main bedroom and is a relaxing haven, benefitted from an ensuite, extensive eaves storage and access to a large landing. It enjoys breathtaking CANAL VIEWS from the velux windows and even has the potential to create a balcony on the landing to gaze over the stunning canal view (subject to planning permission).

There are THREE bedrooms on the first floor, the first double bedroom is fitted with wardrobes, a traditional fireplace, and even a SHOWER and sink, making it perfect for guests. The second double bedroom is well-sized and well-presented and too features the gorgeous original fireplace. The third bedroom is currently used as an OFFICE, but with its carpeted floor, it also has the potential to become a lovely nursery if preferred.

The house BATHROOM is vibrant and fresh. It features a half-tiled suite with a bath, fitted bathroom storage, and the luxury of UNDERFLOOR HEATING. The second bathroom, part of the granny flat, has a shower and beautiful barn-style door with a neutral and clean finish throughout.

This property truly is a RARE gem, offering a blend of historic charm and modern convenience, in a great location.

This stunning ONE-OF-A-KIND stone terrace offers breathtaking VIEWS over the Rodley canal, featuring a unique lower ground floor GRANNY FLAT, beautifully decorated bedrooms and many historical period features, nestled in a sought-after location close to amenities, the Ring Road and SCENIC walking routes beside the canal.

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

12'6" x 13'6" (3.82 x 4.14m)

DINING KITCHEN

12'6" x 13'8" (3.82 x 4.19m)

LANDING

BATHROOM

3'8" x 9'7" (1.13 x 2.94m)

BEDROOM TWO

11'1" x 13'8" (3.38 x 4.19m)

BEDROOM THREE

9'6" x 13'6" (2.91 x 4.14m)

BEDROOM FOUR

6'8" x 9'3" (2.05 x 2.84m)

LANDING

BEDROOM ONE

9'5" x 13'6" (2.88 x 4.12m)

ENSUITE

6'1" x 4'7" (1.87 x 1.40m)

GRANNY FLAT - KITCHEN

12'6" x 13'1" (3.82 x 3.99m)

GRANNY FLAT - RECEPTION ROOM

12'6" x 12'11" (3.82 x 3.96m)

GRANNY FLAT - BATHROOM

3'8" x 9'1" (1.13 x 2.79m)

SHARED GARDEN



Road Map



Hybrid Map



Terrain Map



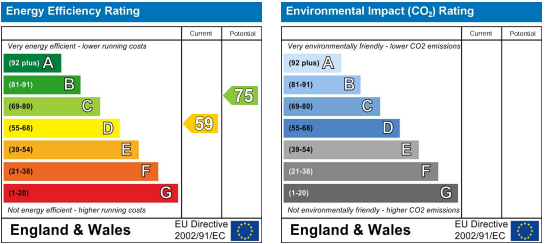
Floor Plan



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.