



60 Somerset Road, Pudsey, LS28 7LN  
Auction Guide Price: £140,000

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Occupying a peaceful position within a sought-after area of Pudsey, this charming two double bedroom stone terrace presents an excellent opportunity for first-time buyers, investors or those looking to create a home of their own. Offering spacious living accommodation including a bright living room, dining kitchen with useful cellar and a low-maintenance front garden, the property is ready to enjoy whilst offering exciting scope to modernise and add value. Conveniently located close to local amenities, excellent transport links and New Pudsey Train Station, this is a fantastic opportunity not to be missed!

**LOCATION:**

Situated in a popular and well-established residential area of Pudsey, this property enjoys a peaceful setting whilst remaining conveniently close to a wealth of local amenities. Pudsey town centre offers an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, alongside highly regarded schools and everyday conveniences. For commuters, New Pudsey Train Station is within easy reach, providing regular services to both Leeds and Bradford, while nearby Ring Road and motorway links offer excellent access across West Yorkshire. The area also benefits from a number of local parks, green spaces and scenic walks, making it an ideal location for a wide range of buyers seeking a balance of convenience and community.



– FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED  
PROPERTY AUCTION --

*STARTING PRICE £140,000 PLUS RESERVATION FEE'S APPLY*

Offered to the market CHAIN FREE is this charming two double bedroom stone terrace, tucked away in a peaceful residential setting within the ever-popular LS28 area of Pudsey. Combining generous room proportions with excellent potential, the property offers an exciting opportunity for first-time buyers, investors or anyone looking to create a home of their own in a well-connected location.

Perfectly positioned for commuters, the property is within walking distance of New Pudsey Train Station, local shops and amenities, while excellent road links provide easy access to Leeds, Bradford and beyond.

Stepping inside, a welcoming entrance hallway leads through to a bright and spacious living room, where high ceilings, decorative coving and an attractive ceiling rose add character and charm, complemented by a large window that fills the room with natural light.

The dining kitchen is fitted with a range of wall and base units, offering plenty of worktop space alongside ample room for dining and everyday living. A door leads down to the useful cellar, providing excellent storage.

Upstairs, the property continues to impress with two generously sized double bedrooms, the principal of which benefits from fitted wardrobes. Completing the accommodation is a modern three-piece bathroom, fitted with a white suite comprising a bath with shower over, wash hand basin and WC, finished in neutral tones.

Externally, the property benefits from a low-maintenance paved front garden, creating an attractive approach, while unrestricted on-street parking is available nearby.

Offering spacious accommodation, character features and the opportunity to modernise and add value over time, this delightful home presents a fantastic opportunity to secure a property in one of Pudsey's most convenient and desirable locations.



This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus vat to a minimum of £5,500 + vat (£1,100.00) = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.



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On Street  
Parking



Council Tax = B



1



Freehold



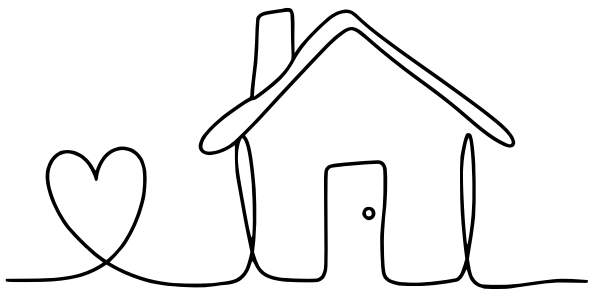
Mid-Terrace



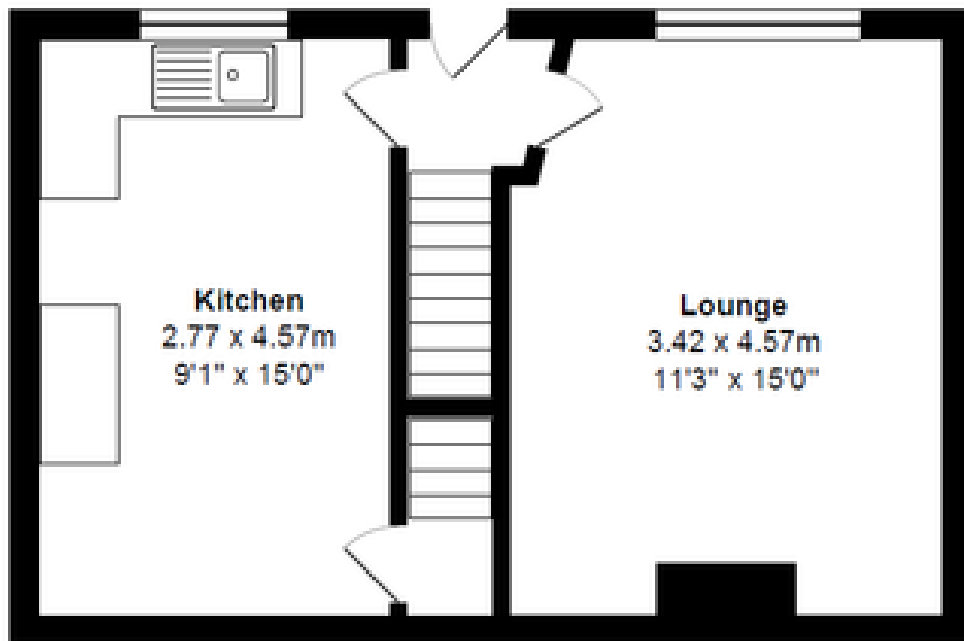
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### KEY FEATURES:

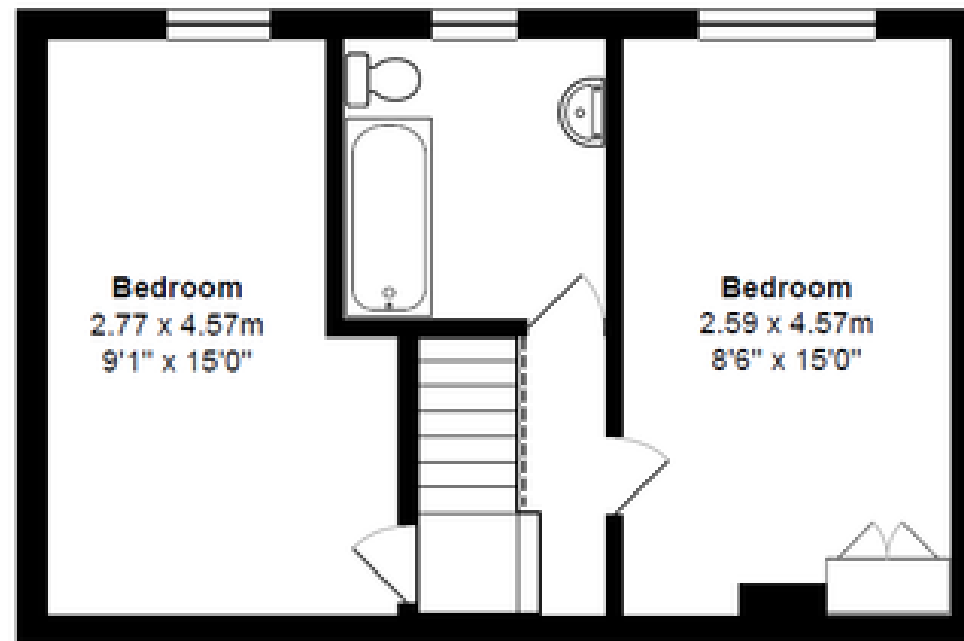
- FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION
- CHAIN FREE
- TWO DOUBLE BEDROOM STONE TERRACE
- SPACIOUS LIVING ROOM WITH CHARACTER FEATURES
- KITCHEN/DINER WITH USEFUL CELLAR SPACE
- MODERN BATHROOM SUITE
- ON-STREET PARKING
- LOW-MAINTENANCE FRONT GARDEN
- QUIET AND SOUGHT AFTER PUDSEY LOCATION
- FANTASTIC FIRST-TIME BUY OR INVESTMENT OPPORTUNITY



## Floor Plan



**Ground Floor**



**First Floor**

**Total Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>**

*All measurements are approximate and for display purposes only*

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.