



**Smalewell Road, Pudsey LS28 8PS**

**welcome to**

**Smalewell Road, Pudsey**

Situated in a SOUGHT AFTER AREA, this lovely period home boasts SPACIOUS and WELL PRESENTED accommodation that includes DINING KITCHEN, useful cellar and THREE DOUBLE BEDROOMS. Also offering ENCLOSED REAR GARDEN plus DRIVE and GARAGE. A must see!



## Property Information

This mid-terraced property on Smalewell Road offers a fantastic blend of comfort and convenience. With three bedrooms, it provides ample space for a growing family or those needing extra room for work or leisure. A garage and driveway ensure hassle-free parking, while the rear garden offers a private outdoor retreat, perfect for relaxing or entertaining. Inside, the modern kitchen is thoughtfully designed with sleek fittings and ample storage, making cooking a pleasure. The modern bathroom complements the home with stylish fixtures and a fresh, contemporary feel. The property also benefits from a two-year-old boiler, ensuring efficient heating and energy savings. A perfect choice for those seeking a well-appointed home in a desirable location!

## Entrance Hall

The radiator in the entrance hall keeps the space warm and inviting.

## Lounge

15' 7" max x 15' 7" max ( 4.75m max x 4.75m max )  
The lounge features a soft carpet underfoot, a double-glazed window at the front allowing natural light to stream in, a cozy multifuel log burner for warmth and ambiance, and a radiator ensuring consistent comfort throughout the space.

## Kitchen

The kitchen boasts tiled flooring for easy maintenance, a radiator ensuring warmth, and a wash basin for convenience. It provides access to the garden, making outdoor dining a breeze, while the gas oven and hob offer reliable cooking options. A central island enhances workspace and storage, complemented by wall and base units with worktops over for practicality. The double-glazed window to the rear invites natural light, and an extractor fan helps maintain fresh air while cooking.

## Cellar

A useful cellar storage area.

## Landing

The landing is fitted with a comfortable carpet, adding warmth and a cozy touch to the transition between floors and rooms.

## Bedroom One

15' 8" max x 10' 7" max ( 4.78m max x 3.23m max )  
Bedroom One offers a welcoming atmosphere with a wood feature wall adding character and warmth. A double-glazed window to the front allows natural light to brighten the space, while a radiator ensures year-round comfort. The carpeted flooring enhances the cozy feel, making it a perfect retreat.

## Bedroom Two

12' 5" max x 10' 9" max ( 3.78m max x 3.28m max )  
Bedroom Two features carpeted flooring, adding warmth and comfort to the space. A radiator ensures a cozy atmosphere, while the double-glazed window to the rear allows natural light to brighten the room.

## Bedroom Three

12' 7" max x 8' 2" max ( 3.84m max x 2.49m max )  
Bedroom Three features carpeted flooring, adding a touch of warmth and comfort. A radiator ensures a cozy atmosphere, while the double-glazed window to the front allows natural light to brighten the space.

## Bathroom

12' 4" max x 4' 8" max ( 3.76m max x 1.42m max )  
The bathroom offers a modern and elegant design, featuring a walk-in shower for convenience and a freestanding bath for a touch of luxury. A WC and wash basin provide essential functionality, while the frosted double-glazed window to the rear ensures privacy while allowing natural light to filter in. Tiled walls enhance both style and practicality, and a radiator keeps the space warm. Spotlights complete the look, creating a bright and inviting atmosphere.

## Loft Space

The loft space is fully boarded and insulated, making it ideal for storage.

## External

The external yard offers a practical and inviting outdoor space, featuring access to the drive and garage, with electric gates enhancing security and convenience. A private right of way for neighbours ensures shared accessibility while maintaining privacy. The yard includes a hot tub for relaxation, a lawn providing greenery, and a patio ideal for outdoor seating and entertainment. Additionally, the bar, garage, and timber gazebo are fitted with electric, and the garage also benefits from mains lighting for added functionality.



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## Smalewell Road, Pudsey

- 3 bedrooms
- Garage and driveway
- Rear garden
- Modern kitchen
- Modern bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£320,000**



Please note the marker reflects the  
postcode not the actual property

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