



**HOME**

MARKETING & MANAGEMENT

HILLTHORPE STREET, PUDSEY LS28 8NG

**£179,950**



Well Presented End Stone Terrace  
Spacious Double Bedroom  
Light & Versatile Loft Area  
Stylish Bathroom with Separate Rain Water Shower  
Period Features & Contemporary Decor  
Gas c/h & Double Glazing  
Communal Grassed Area to Front  
Useful Storage Cellar  
Sought After Cul De Sac Of Pudsey  
No Chain. Ideal for FTB / Couple

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GENERAL DESCRIPTION

End stone back-to-back home, ideal for young professionals or first-time buyers, full of period charm and character. A separate entrance hall leads to a cosy lounge with log burner and brick fireplace, and a modern kitchen with integrated oven, hob, slate floor, feature beam and shelving. A cellar provides useful storage. Upstairs is a generous master bedroom with exposed brick and feature fireplace, plus a stylish bathroom with rain-shower wet room and separate bath. The versatile insulated loft area offers guest space. Located on a quiet cul-de-sac in Fartown with communal green space, seating area, great commuter links, gas central heating, double glazing. No chain.

TENURE  
Freehold

ROOM MEASUREMENTS

**ENTRANCE HALL** 3' 7" x 3' 1" (1.10m x 0.95m) max

**LOUNGE** 14' 1" x 13' 3" (4.30m x 4.05m) max

**KITCHEN** 11' 2" x 6' 2" (3.41m x 1.88m)

**CELLAR**

**STAIRCASE AND LANDING** 6' 9" x 2' 11" (2.06m x 0.90m) Plus under stairs storage

**MASTER BEDROOM** 14' 4" x 11' 10" (4.37m x 3.62m) max

**BATHROOM** 7' 11" x 7' 10" (2.42m x 2.39m)

**2ND FLOOR OCCASIONAL AREA** 20' 4" x 8' 7" (6.20m x 2.64m) into eaves



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

