



# HOME

MARKETING & MANAGEMENT

RADCLIFFE LANE, PUDSEY LS28 8AB

**£265,000**



Substantial & Well Presented Victorian Terrace  
 3 Double Bedrooms. Long Distance View  
 Spacious Living Room. 2 Basement Rooms  
 Built in Integral Appliances. Dual Range  
 Modern Fitted Kitchen. uPVC D/G  
 Gas c/h. 4 Piece Bathroom, Mains Shower  
 Recent Contemporary Décor Throughout  
 Enclosed Patio Garden. Accommodation on 3 Floors  
 Convenient for Amenities & Commuting  
 No Chain. Vacant Possession





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## GENERAL DESCRIPTION

Offered with no onward chain and vacant possession, this well-presented Victorian end-terrace home is arranged over four floors and combines period charm with modern living. The ground floor features a stylish kitchen-diner with white gloss units, oak-effect worktops, range cooker and integrated appliances (not tested), leading to a spacious rear-facing lounge. The first floor offers a generous double bedroom with exposed brick chimney breast, a modern four-piece family bathroom, and a further double bedroom. The impressive second-floor principal bedroom enjoys dual Velux windows and far-reaching views across Pudsey towards Leeds city centre. The lower ground floor provides versatile additional living space, including a useful storeroom and a characterful garden room with exposed fireplace and direct access to the enclosed courtyard garden. Further benefits include gas central heating, double glazing, cottage-style oak doors, recent redecoration, on-street parking and excellent access to local amenities and transport links to Leeds and Bradford.

## TENURE

Freehold

## ROOM MEASUREMENTS

**DINING KITCHEN** 15' 11" x 14' 3" (4.85m x 4.34m) max**INNER HALL** 2' 9" x 2' 6" (0.84m x 0.76m)**LIVING ROOM** 14' 7" x 12' 11" (4.44m x 3.94m) max**1ST FLOOR STAIRCASE & LANDING** 9' 4" x 5' 9" (2.84m x 1.75m) max**DOUBLE BEDROOM 2** 14' 6" x 12' 8" (4.42m x 3.86m) max**DOUBLE BEDROOM 3** 10' 3" x 7' 11" (3.12m x 2.41m)**BATHROOM** 9' 11" x 6' 2" (3.02m x 1.88m)**2ND FLOOR MASTER BEDROOM** 27' 8" x 14' 4" (8.43m x 4.37m) max**BASEMENT LOBBY** 3' 6" x 2' 8" (1.07m x 0.81m)**BASEMENT STORE ROOM** 12' 10" x 12' 5" (3.91m x 3.78m)**BASEMENT GARDEN ROOM** 14' 4" x 12' 11" (4.37m x 3.94m) max**EXTERIOR**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

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.

## OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday &amp; Bank Holidays

**8.30am – 5.00pm****9.00am – 1.00pm****Closed**