



**Smalewell Road, Pudsey, LS28 8HU**



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## **Smalewell Road, Pudsey**

Located on Smalewell Road, this end-terrace home sits on a generous corner plot with three bedrooms, a modern kitchen with integrated appliances, an integral garage, and driveway parking. A wraparound garden with lawn, paving, and mature shrubs completes the picture.



### Property Information

Situated on Smalewell Road, this attractive end-terraced home occupies a generous corner plot and boasts three well-proportioned bedrooms. The property features a modern kitchen with integrated appliances, an integral garage, and a driveway providing convenient off-street parking. Outside, a wraparound garden surrounds the home, offering lawned and paved areas with mature shrubs and bushes—perfect for enjoying outdoor space.

### Lounge

12' 8" max x 8' 9" max ( 3.86m max x 2.67m max )

The lounge features a carpeted floor, a radiator, and a double-glazed window to the front.

### Dining Room

8' 9" max x 8' 8" max ( 2.67m max x 2.64m max )

The dining room includes a carpeted floor and a radiator.

### Kitchen

17' 8" max x 6' 9" max ( 5.38m max x 2.06m max )

The kitchen is fitted with wall and base units, integrated appliances including a dishwasher, oven, microwave, and hob, complemented by lino flooring, a radiator, spotlights, and a double-glazed window to the side, with a door providing access to the exterior.

### Landing

The landing features a frosted double-glazed window to the side and stairs leading down to the ground floor.

### Bedroom One

12' 7" max x 8' 2" max ( 3.84m max x 2.49m max )

Bedroom One is a spacious double room with carpet flooring, a radiator, and a double-glazed window to the front.

### Bedroom Two

11' max x 8' 5" max ( 3.35m max x 2.57m max )

Bedroom Two is a well-proportioned double room featuring carpet flooring, a radiator, fitted wardrobes, and a double-glazed window to the rear.

### Bedroom Three

9' 5" max x 5' 9" max ( 2.87m max x 1.75m max )

Bedroom Three is a single room with carpet flooring, built-in storage, a radiator, and a double-glazed window to the front.

### Bathroom

5' 7" max x 5' 6" max ( 1.70m max x 1.68m max )

The bathroom comprises a shower, WC, and wash basin, with lino flooring, a heated towel rail, extractor fan, spotlights, and a frosted double-glazed window to the rear.

### Wraparound Garden

The property benefits from a wraparound garden comprising a lawned front area with a paved driveway, gated access, and mature shrubs and bushes; a paved side section with an additional gate and mature planting; and a rear garden that is paved and bordered by mature shrubs and bushes.

### Parking

Parking is provided via a driveway with a dropped kerb.

### Outbuilding

The property includes an outbuilding with an integrated garage.



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## **Smalewell Road, Pudsey**

- 3 bedrooms
- Wraparound garden
- Large corner plot
- Driveway and integral garage
- Modern kitchen

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

# £290,000



Please note the marker reflects the postcode not the actual property

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