HUNTERS®

HERE TO GET *you* THERE



Cemetery Road

Pudsey, LS28 7LW

£350,000

4 2 1 D

Council Tax: C





23 Cemetery Road

Pudsey, LS28 7LW

£350,000





- Victorian stone terraced home
- Four double bedrooms, including two loft-style rooms
- Open-plan kitchen diner with breakfast bar island
- Over 2300 sqft across 4 floors!
- Beautiful bay-fronted reception room
- Two bathrooms, with potential for ensuite
- Rear garden currently used as off-street parking
- Huge oppurtunity for lower ground floor conversion
- Central Pudsey location close to shops, amenities and transport links
- Internal inspection highly recommended!

Positioned in the heart of Pudsey, this spacious Victorian stone terraced home offers four bedrooms arranged over multiple floors, combining generous accommodation with character features, off-street parking and excellent access to a wide range of local amenities, while also presenting excellent potential for a buyer to create their own dream home.

A period entrance hall with a grand staircase sets the tone on arrival, immediately highlighting the home's character and proportions, while also providing access down to the cellar. The bay-fronted reception room features high ceilings and attractive period touches, including a marble-effect electric fire, creating a welcoming main living space. To the rear, the open-plan kitchen diner is both practical and sociable in design, fitted with a range of wall and base units, a gas hob, integrated fridge and ample space for dining, with a breakfast bar island offering additional workspace and a great spot for informal meals.

The cellar has been partially converted and tanked, offering two large rooms along with a plumbed utility and W/C. This space provides excellent scope for further development into additional accommodation if desired, and also benefits from direct access out to the rear garden.

To the first floor, the front-facing principal bedroom is a particularly generous double, complete with fitted wardrobes and an impressive footprint. A further double bedroom sits to the rear, also benefitting from fitted wardrobes and a feature period fireplace. The main bathroom is a notably large, tiled suite with a bath and shower attachment, offering scope to reconfigure if a separate shower is desired. In addition, a separate first-floor shower room is positioned next to the largest bedroom, clearly offering potential to be reconfigured into an en-suite if preferred.

The top floor offers two additional double bedrooms, both loft-style in design and enhanced by Velux skylights, creating bright and airy spaces with plenty of natural light, ideal for a range of uses.

Externally, the rear garden is currently used as off-street parking for two vehicles, accessed from the rear, which is incredibly valuable and rare for this style of home.

Pudsey town centre is just a short distance away, offering a vibrant mix of shops, cafés, bars and pubs, along with well-regarded local schools. The nearby Owlcotes Shopping Centre provides additional retail and supermarket options. For those commuting, New Pudsey railway station offers regular services towards Leeds and Bradford, alongside frequent local bus routes connecting to surrounding areas.

A fantastic opportunity to secure a spacious home in a central location, offering the perfect canvas to create something truly your own!

Please note: the property, being an older terraced house, includes bedrooms within the roof space. This accommodation may not comply with current Building Regulations, and prospective purchasers should satisfy themselves as to its suitability and compliance.

DINING KITCHEN
20'3" x 14'9" (6.19m x 4.50m)

LIVING ROOM
14'11" x 13'11" (4.57m x 4.25m)

BEDROOM
14'11" x 13'10" (4.57m x 4.23m)

BATHROOM
6'7" x 6'4" (2.03m x 1.94m)

BEDROOM
14'9" x 13'10" (4.50m x 4.23m)

BATHROOM
11'6" x 8'4" (3.53m x 2.56m)

BEDROOM
20'3" x 11'0" (6.19m x 3.36m)

BEDROOM
17'7" x 10'8" (5.37m x 3.26m)

CELLAR
14'11" x 14'0" (4.57m x 4.27m)

CELLAR
14'10" x 13'6" (4.54m x 4.12m)

CELLAR
11'1" x 6'0" (3.40m x 1.83m)









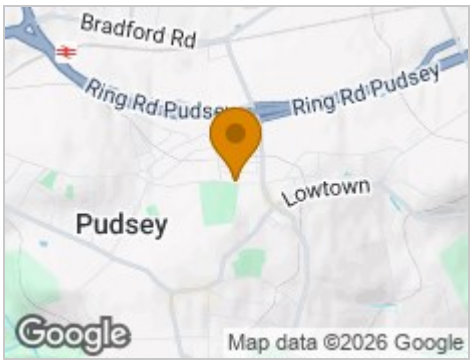
Road Map



Hybrid Map



Terrain Map



Floor Plan



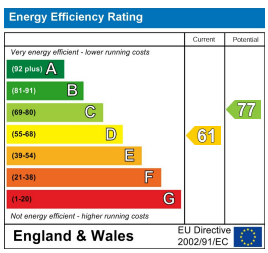
Total Area: 217.9 m² ... 2345 ft²

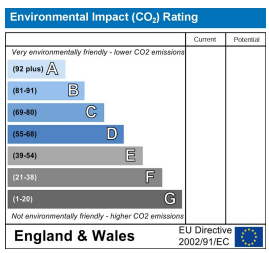
All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office
on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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