



Crimbles Terrace, PUDSEY LS28 9BE

welcome to

Crimbles Terrace, PUDSEY

This charming cottage offers a rare combination of traditional character and modern upgrades with flexible living space and a prime location. Viewing is highly recommended to appreciate the full potential of this unique home. A real must see. Please contact our Pudsey office.



Property Information

This charming stone-built end terraced cottage offers a wonderful blend of traditional character and modern convenience, ideally positioned in a popular residential area close to Crimbles Terrace, Pudsey (LS28). With its attractive Georgian-style windows, the property immediately stands out, providing both kerb appeal and an abundance of natural light throughout.

Internally, the home has been thoughtfully maintained and improved, featuring a modern kitchen installed approximately three years ago, alongside a cosy and inviting lounge that creates a welcoming living environment. One of the standout features of the property is the versatile lower ground floor cellar, which has been structurally enhanced with two RSJs, offering excellent potential as an additional reception room, workspace, or leisure area. This space is further complemented by the inclusion of a WC and walk-in shower, adding practicality and flexibility to the layout.

The property offers three well-proportioned bedrooms, ideal for a variety of buyers, whether families, professionals, or those in need of home office space. In addition, the fully boarded loft with ladder access provides valuable storage and potential for further use, subject to necessary permissions.

Externally, the home benefits from a low-maintenance paved front garden with a storage shed, perfect for outdoor seating or additional storage needs.

Lounge

A warm and inviting cosy living space, ideal for relaxing evenings. Characterful features create a welcoming atmosphere.

Kitchen

A stylish and modern fitted kitchen (installed approximately 3 years ago), offering contemporary units and ample workspace—perfect for everyday cooking and entertaining.

Cellar/Additional Reception

A highly versatile space that has been structurally enhanced with two RSJs, creating excellent potential as a second reception room, home office or gym. With a useful WC and walk in shower. The basement has been fully tanked with an accompanying Sump Pump system for future proofing.

Bedroom One

A spacious double bedroom, providing comfort and ample room for furnishings.

Bedroom Two

A small double bedroom, ideal for guests or growing families.

Bedroom Three

A single bedroom or study, perfect as a home office, nursery, or hobby room.

Bathroom

Fitted with a three piece suite, including bath WC and wash basin.

Loft Space

Accessible via ladder, the loft is fully boarded, offering excellent storage space and potential for further use (subject to permissions).

Outside

Externally, the property features a paved garden with a useful storage shed, providing low-maintenance outdoor space.



view this property online williamhbrown.co.uk/Property/PDY116954



welcome to

Crimbles Terrace, PUDSEY

- Beautiful stone built end terrace cottage
- Modern kitchen approx 3 years old
- Additional reception potential in cellar (RS) structure work completed
- Fully boarded loft
- Front paved garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY116954



Property Ref:
PDY116954 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk