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HERE TO GET *you* THERE



Brick Mill Road

LS28 9EN

Chain Free £215,000

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Council Tax: A





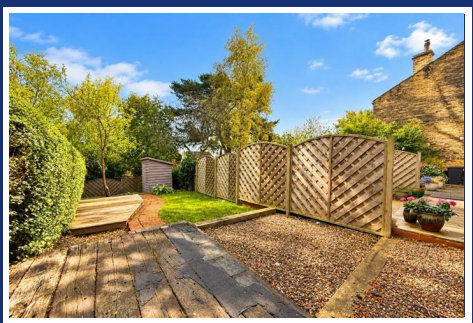
23 Brick Mill Road

LS28 9EN

Chain Free £215,000







- Chain free and priced to sell
- Two double bedrooms and versatile third room
- Characterful hardwood flooring and fitted cabinetry
- Fresh, stylish and modern bathroom
- Early viewing strongly advised
- Attractive townhouse in central Pudsey
- Spacious bay-fronted lounge with log burner
- Charming property with attractive kerb appeal
- Impressive rear garden with additional land beyond
- Council tax band: A

Offered to the market chain free and priced to sell, early viewing is strongly advised! Situated in a desirable residential location on Brick Mill Road, this attractive townhouse presents an exciting opportunity for buyers seeking a charming home with character, comfortable living accommodation and an impressive rear garden. Ideally positioned for the amenities of Pudsey town centre, the property combines a peaceful, leafy outlook with excellent everyday convenience, making it an appealing choice for first-time buyers, young families and those looking to make their next move.

Pudsey remains a popular and well-established location, offering a fantastic selection of independent shops, cafés, restaurants and supermarkets, alongside its traditional marketplace and the much-loved Pudsey Park. There are also well-regarded local schools, leisure facilities and convenient transport connections, including New Pudsey railway station, providing access towards Leeds and Bradford.

The property itself enjoys attractive kerb appeal, with a lawned front garden, low-level brick boundary wall and a pathway leading to the entrance. A useful front porch provides the perfect space for coats, shoes and everyday essentials before stepping into the main living accommodation.

The spacious, bay-fronted living room is a particularly welcoming feature of the home, enjoying plenty of natural light and generous proportions that allow buyers to arrange their furniture to suit their own style. Attractive hardwood flooring adds warmth and character, while a log-burning stove creates a beautiful focal point, complemented by fitted low-level cabinetry and shelving to either side of the chimney breast. It is a lovely space for both relaxing and entertaining.

To the rear, the kitchen offers a pleasant outlook over the garden and its peaceful, leafy surroundings. Fitted with a range of wall and base units, attractive wooden worktops and tiled splashbacks, the kitchen provides a practical and inviting space for everyday use. There is room for essential white goods, with the existing appliances available to remain if desired. Further features include a useful understairs storage cupboard, a serviced boiler and a charming barn-style door opening directly onto the rear garden.

Upstairs, the accommodation continues to impress with two comfortable double bedrooms, a versatile third room and a beautifully presented bathroom. Both double bedrooms offer appealing accommodation, with the front bedroom enjoying a pleasant outlook towards Brick Mill Road. The larger rear bedroom is particularly attractive as a potential main bedroom, overlooking the established greenery beyond the garden and providing a peaceful setting to unwind. This room also benefits from access to the loft via a hatch with a pull-down ladder.

The third room provides excellent flexibility, whether used as a dedicated home office, dressing room, nursery or occasional bedroom, allowing future owners to adapt the space to their individual requirements.

The bathroom has been finished in a fresh, contemporary style and is ready to enjoy from day one. Featuring a bath with overhead shower, a combined WC and washbasin vanity unit, stylish tiling and a chrome heated towel rail, the room is both practical and attractive. A frosted window provides natural light and privacy, while a mirrored medicine cabinet and additional storage complete the space.

Externally, the rear garden is a real highlight of the property, offering impressive outdoor space with plenty of potential for buyers to personalise further. A combination of decked seating areas and paved patios provides several places to relax, entertain or enjoy the warmer months, with a further patio towards the bottom of the garden and a useful storage shed. The garden is predominantly enclosed by timber fencing and enjoys an established, leafy backdrop, creating a lovely sense of privacy and tranquillity.

An exciting additional feature is that the property's boundary extends considerably beyond the existing rear fence line, meaning the garden currently enjoyed represents only part of the overall plot. This presents fantastic potential for future owners to reclaim and incorporate the additional land into the garden, creating an even more generous outdoor space if desired, subject to any necessary consents. The rear gardens of these homes are also subject to a longstanding right of access with the neighbouring properties, an arrangement commonly found with homes of this style locally.

To the front, the lawned garden provides an attractive approach and sets the property back from the road. Subject to any necessary permissions and consent, future owners could also explore the potential to create off-street parking in place of the existing front garden.

With its charming character, well-presented accommodation, impressive garden and desirable Pudsey location, this is a fantastic opportunity not to be missed. Offered chain free and priced with a sale in mind, the property is ready for its next owners to move in and make it their own. Early viewing is strongly recommended to fully appreciate everything this lovely home has to offer.

Tel: 0113 257 6198









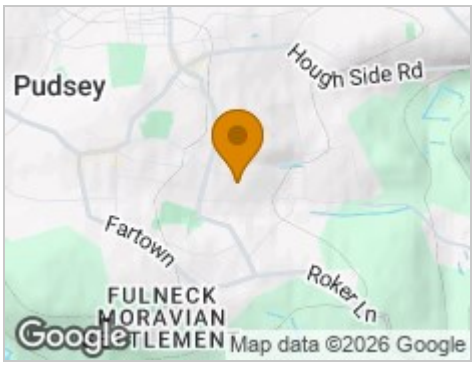
Road Map



Hybrid Map



Terrain Map

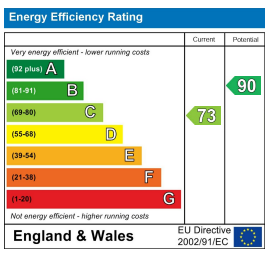


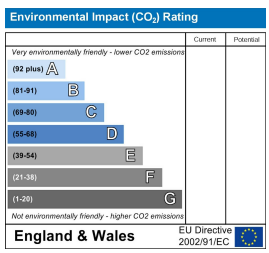
Floor Plan

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.
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