



HOME

MARKETING & MANAGEMENT

HOUGH SIDE ROAD, PUDSEY LS28 9BR

£220,000



Refurbished Victorian End Terrace
 2 Good size Double Bedrooms
 Spacious Living Room
 Modern Dining Kitchen
 Contemporary Bathroom with separate shower
 Neutral décor, Gas c/h. DG
 Storage Cellar
 Low Maintenance front and rear yard
 Convenient for Pudsey & Leeds/ Bradford Commuting
 No Chain. Viewing Recommended



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GENERAL DESCRIPTION

A recently refurbished and well-presented Victorian 2 double bedroom end-terrace home with three floors of living accommodation blending period charm with modern living. At the rear of the ground floor features a stylish kitchen-diner with grey shaker style units, oak-effect laminate flooring and integrated oven/hob and washing machine plus bespoke fridge freezer plus space for dining. Access to a store / cellar space and to the rear yard. To the front of the property is a generous dual aspect lounge with feature fireplace and period detailing. It provides access to the private front garden and stairwell. Off the generous light filled landing is the large stylish bathroom benefitting from separate bath and mains shower, sink with vanity and herringbone style flooring. The lovely Master bedroom to the front with three windows is a generous retreat. The landing also provides access to the top floor guest room (we are informed building regs complaint). At the top of the stairs is the bonus of a useful study nook into eaves. The generous guest room into the eaves (with under eaves storage) has two velux windows with far reaching views and a wardrobe recess. To the front and protected by the full height hedging is a lovely stepped seating area established with sleepers. To the rear is a smart yard space with useful storage shed. The property greatly benefits from recent redecoration, recarpeting and upgraded kitchen and bathroom. It seamlessly blends period charm such as stripped pine door, picture rails and cornices with modern contemporary finishes. It would be a fantastic first home for a discerning young professional/ couple. There is on road parking to three sides of the property and it is close proximity to the centre of Pudsey and all the amenities it offers and ideally placed to facilitate commuting to Leeds or Bradford. No Chain

TENURE
Freehold

ROOM MEASUREMENTS

LOUNGE 13' 6" x 11' 2" (4.14m x 3.42m) max
DINING KITCHEN 10' 7" x 10' 3" (3.23m x 3.14m) max
STORE 2' 10" x 2' 6" (0.88m x 0.78m) max
CELLAR 7' 1" x 3' 1" (2.17m x 0.94m) max
STAIRCASE & LANDING 10' 11" x 5' 1" (3.35m x 1.56m) max
MASTER BEDROOM 13' 4" x 11' 3" (4.08m x 3.43m)
BATHROOM 10' 3" x 7' 11" (3.14m x 2.43m)
2ND STAIRCASE & STUDY LANDING 6' 9" x 5' 4" (2.06m x 1.63m) max
2ND GUEST BEDROOM 14' 10" x 13' 5" (4.54m x 4.09m) max into Eaves

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
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.