



HOME

MARKETING & MANAGEMENT

GABLE END TERRACE, PUDSEY LS28 9BJ

£199,950



Charming Victorian Stone Through Terrace
2 Double Bedrooms plus Study / Nursery
Great sized lounge with feature Log Burning Stove
Beech fitted Kitchen, Integrated Oven & Hob
Recently installed shower room with Mains Shower
Enclosed South facing Garden with mature planting
Contemporary Decor
Tucked Away Location - Residential Cobbled Road
Convenient for Pudsey Amenities & Leeds / Bradford
Commuting
Ideal for FTB / Young professionals



£199,950

GENERAL DESCRIPTION

Charming Victorian stone-built mid-through terrace house. There is a well proportioned living room with space for dining and feature wood-burning stove.

Modern fitted beech-style kitchen with integrated oven and hob, separate pantry and useful understairs store. Upstairs there is a recently installed contemporary tiled shower room with mains shower.

The landing also provides access to two double bedrooms plus a useful study/nursery and potential third single bedroom. The hallway provides access to the lovely South facing garden with pergola and abundant mature planting, which is a wonderful secluded retreat. There is right of access for one neighbour (for the occasional access to their cellar).

The property also has uPVC double glazing and Economy 7 electric storage heating (untested). It is located in a tucked-away residential cobbled street, yet conveniently positioned for all the local amenities Pudsey has to offer and for commuting to Leeds and Bradford. This home is likely to appeal to first-time buyers and professional couples seeking a well located character home of good proportions, with lovely garden and strong further potential.

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 4' 1" x 3' 4" (1.25m x 1.02m)

LOUNGE 13' 10" x 11' 8" (4.22m x 3.58m) max

KITCHEN 12' 2" x 9' 1" (3.73m x 2.79m) Plus pantry and understairs store

STAIRCASE & LANDING 6' 0" x 4' 10" (1.83m x 1.49m) max

DOUBLE BEDROOM 1 10' 11" x 8' 10" (3.35m x 2.70m) max

BEDROOM 2 10' 0" x 8' 5" (3.07m x 2.58m) max

STUDY / NURSERY 8' 5" x 6' 0" (2.59m x 1.85m) max

SHOWER ROOM 5' 11" x 5' 6" (1.82m x 1.69m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

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.

