





Bradford Road,Stanningley Pudsey LS28 6QB

william
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welcome to

Bradford Road, Stanningley Pudsey

This charming stone terrace combines character, space and modern improvements in one of Stanningley's most popular residential locations. With three genuine bedrooms, a useful cellar space, recent upgrades including a rewire and new boiler, and the added advantage of no onward chain.













Property Information
Offered to the market with no onward chain, this attractive stone-built three-bedroom terrace enjoys excellent kerb appeal and occupies a well regarded position within the popular Stanningley area. Having undergone significant improvements within the last two years, including a rewire and the installation of a new boiler, the property provides a wonderful opportunity for a range of buyers seeking a character home with modern comforts.

The accommodation is arranged over three floors and offers generous living space throughout, complemented by a useful cellar storage/study area. Externally, there is a pleasant small garden to the front and yard to the rear and the benefit of permit parking available to both the front and rear of the property at no cost through Leeds City Council.

Please note: The property is currently unregistered, which may result in a slightly longer conveyancing process.

Entrance Hall
A welcoming entrance provides access to the principal ground floor accommodation and sets the tone for this well-maintained home.

Lounge
A delightful reception room featuring a beautiful bay window that floods the space with natural light. The focal point of the room is the attractive gas fireplace, creating a warm and inviting atmosphere perfect for relaxing and entertaining.

Kitchen & Utility Area
The modern fitted kitchen is equipped with a range of wall and base units offering excellent storage and workspace. Thoughtfully designed for everyday living, the kitchen flows into a useful utility area and benefits from the recently installed boiler. A practical and stylish space ideal for busy households.

Cellar
Accessed from within the property, the cellar provides valuable additional space and offers excellent versatility as a storage area.

Bedroom One to Second Floor
Occupying the entire upper floor, this impressive principal bedroom offers a wonderful sense of space and privacy. A Velux window allows natural light to flood the room, creating a bright and comfortable retreat.

Bedroom Two
A generous double bedroom offering plenty of space for freestanding furniture and enjoying a pleasant outlook.

Bedroom Three
Another well-proportioned double bedroom benefiting from fitted wardrobes, providing excellent storage while maximising floor space.

Bathroom
Beautifully presented and fitted with a modern three-piece suite comprising bath with shower over, wash hand basin and low-level WC. A stylish and practical room finished in contemporary tones.

Outisde
To the front of the property is a neat garden area which enhances the property's attractive street presence and kerb appeal and a private yard to the rear. Residents also benefit from permit parking available to both the front and rear of the property, issued free of charge by Leeds City Council.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note
The property is currently unregistered with HM Land Registry. This is not uncommon for properties that have remained in the same ownership for many years. Buyers should be aware that this may result in a slightly longer conveyancing timescale.

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- No onward chain
- Attractive stone-built terrace
- Rewired within the last two years
- Lounge with bay window and gas fireplace
- Useful cellar storage/study space

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY117461 - 0003

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