



**Pudsey Road, Leeds, LS13 4JB**

**welcome to**

**Pudsey Road, Leeds**

A charming mid-terraced home on Pudsey Road offering four bedrooms, a stylish loft conversion, front and rear gardens, and plenty of character features, plus the convenience of a garage en bloc.



## Property Information

A mid-terraced property on Pudsey Road, this home offers an impressive blend of space and character, featuring four well-proportioned bedrooms, including a stylish loft-conversion master suite. The property benefits from both front and rear gardens, providing outdoor areas for relaxation and entertaining. Its charming character features add warmth and individuality throughout, while practical needs are met with a garage en bloc offering convenient parking and storage. A superb opportunity for anyone seeking a spacious, distinctive home in a desirable location.

### Entrance Hall

The entrance hall provides access to the living room and includes stairs leading to the first floor.

### Lounge

16' 1" max x 11' 7" max ( 4.90m max x 3.53m max )

A spacious lounge featuring a gas fire, exposed brick, and wooden flooring, with a window overlooking the front.

### Kitchen

15' max x 9' 6" max ( 4.57m max x 2.90m max )

A well-equipped kitchen with a pantry, integrated hob and double oven, extractor fan, wall and base units, pull-out dishwasher, and a sink with drainer, offering space for a table and chairs, with a door to the rear and two rear-facing windows.

### Landing

A carpeted landing with stairs leading to both the ground floor and the second floor.

### Bedroom Two

13' 5" plus wardrobes x 8' 9" max ( 4.09m plus wardrobes x 2.67m max )

Bedroom Two is a spacious double room with wooden flooring, ample floor space, fitted wardrobes, and a window facing the front.

### Bedroom Three

10' 9" max x 8' 9" max ( 3.28m max x 2.67m max )

Bedroom Three is a generous double room with wooden flooring, ample floor space, and a rear-facing window.

### Bedroom Four

7' 7" max x 5' 9" max ( 2.31m max x 1.75m max )

Bedroom Four is a versatile single room or office space featuring wooden flooring, fitted shelving, and a front-facing window.

### Bathroom

A well-appointed bathroom featuring a bath with shower over, a glass shower screen, WC, wash basin, tiled walls, and a rear-facing window.

### Bedroom One

9' max x 10' 8" max ( 2.74m max x 3.25m max )

Bedroom One is a spacious loft-conversion double room featuring exposed beams, Velux windows, ample floor space, useful eaves storage, and stairs leading down to the first floor.

### Front Garden

The front garden features an astro-turfed area with fenced borders and steps leading up to the front door.

### Rear Garden

The rear garden is arranged over three tiers, featuring slate chippings, fenced borders, and a patio area.

### Parking

Parking is provided via a garage en bloc and additional on-street parking.



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## Pudsey Road, Leeds

- 4 BEDROOMS
- GARAGE EN BLOC
- FRONT & REAR GARDENS
- CHARACTER FEATURES
- LOFT CONVERSION

Tenure: Freehold

EPC Rating: E

Council Tax Band: B

guide price

**£170,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:

PDY116437 - 0003

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