Ornella's Estates

PROUDLY INDEPENDENT

4 South View

, Pudsey, LS28 9BA

Price £190,000

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INTRODUCTION

ucked away on the charming cobbled South View in Pudsey, this delightful through-by-light cottage is full of character and warmth. Beautifully presented and ready to move straight into, it offers the perfect opportunity for first-time buyers, downsizers, or anyone seeking a cosy home in a peaceful setting.

In keeping with its quaint surroundings, this much-loved cottage combines charm with modern comforts. The accommodation briefly comprises a welcoming entrance hall, a cosy lounge perfect for relaxing, and a stylish modern fitted kitchen. To the first floor are two well-proportioned bedrooms and a contemporary house shower room.

Outside, the property enjoys a lovely patio seating area to the front — an ideal spot to unwind with a morning coffee or an evening glass of wine. Off Street Parking.

Set in a great location with a wonderful sense of community and character, this really is a home you can simply move into and enjoy from day one. A true little gem.

WHAT OUR VENDORS SAY

South View has been an amazing first home for us over the past three years and holds so many special memories, including our first Christmases here, getting engaged and bringing home our puppy. Perfectly positioned within easy walking distance to post hill which is a beautiful spot for ourselves and the puppy. Also walking distance to the town centre, it offers both convenience and a peaceful setting, with beautiful views from the bedroom. The street is home to a fantastic group of neighbours, which has made living here even more special. South View is a home we will be truly sad to leave and one we will always look back on with great fondness.

LOCATION

South View enjoys a fantastic position just a short distance from the heart of Pudsey Town Centre, making it ideal for those wanting convenience whilst still enjoying a peaceful setting. Pudsey offers an excellent range of amenities including supermarkets, independent shops, cafés, bars and restaurants, along with well-regarded schools and nurseries nearby. For commuters, there are excellent transport links with easy access to Leeds and Bradford via local bus routes, Pudsey train station and nearby road networks. Combining charm, convenience and a strong sense of community, it's easy to see why Pudsey remains such a popular place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS28 9BA

APPROACH

As you drive down this quaint cobbled street, you can see the lovely little through by light cottages in a row.

ENTRANCE HALL

This lovely cosy cottage comprises entrance into the hallway, Upvc double glazed door to the front elevation. Stairs to first floor. Door leading to:

FAMILY LOUNGE

14'7" x 11'0" into recess (4.462 x 3.355 into recess)

A warm and welcoming lounge comprising Upvc double glazed window to the front elevation. Two radiators. Living flame gas fire.. TV point. Beams and exposed stone wall.

COTTAGE KITCHEN

13'7" x 5'11" (4.144 x 1.818)

Continuing with the style of property is this lovely country kitchen. Comprising Upvc double glazed windows to the rear. A wide range of modern wall and base units with laminate worksurfaces over. Beams. Porcelain sink. Points for washing machine. Integral electric cooker with gas hob and stainless steel extractor fan over. Integral fridge. Breakfast bar. Storage cupboard/pantry.

CELLAR

This is a fabulous storage space. Currently has the dryer, bikes etc.,

FIRST FLOOR

LANDING AREA

Access to loft. Doors leading to:

BEDROOM.1.

12'8" x 10'10" (3.868 x 3.307)

This is a lovely double bedroom comprising Upvc double glazed windows to the front elevation. TV point. Fitted cupboard.

BEDROOM.2.

8'1" x 6'3" (2.478 x 1.906)

A lovely single bedroom comprising Upvc double glazed window to the rear elevation. Single radiator. Valliant Boiler.

HOUSE SHOWER ROOM

6'0" x 4'5" (1.844 x 1.366)

Comprising Upvc double glazed window to the rear elevation. Shower cubicle. Low level w.c. Vanity unit with built in wash hand basin. Inset spotlights. Part tiled walls. Radiator.

OUTSIDE

PARKING AND PATIO SEATING AREA

To the front of the property there is off street parking with a small patio seating area to the front of the property. Ideal for sitting out with a glass or two.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

MORTGAGES

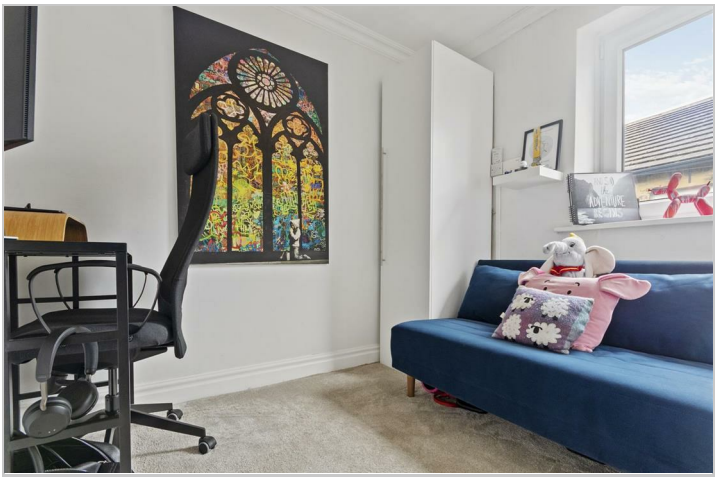
DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOUD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

PROPERTY OMBUDSMAN

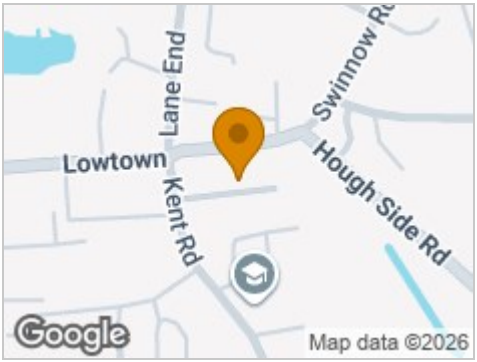
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



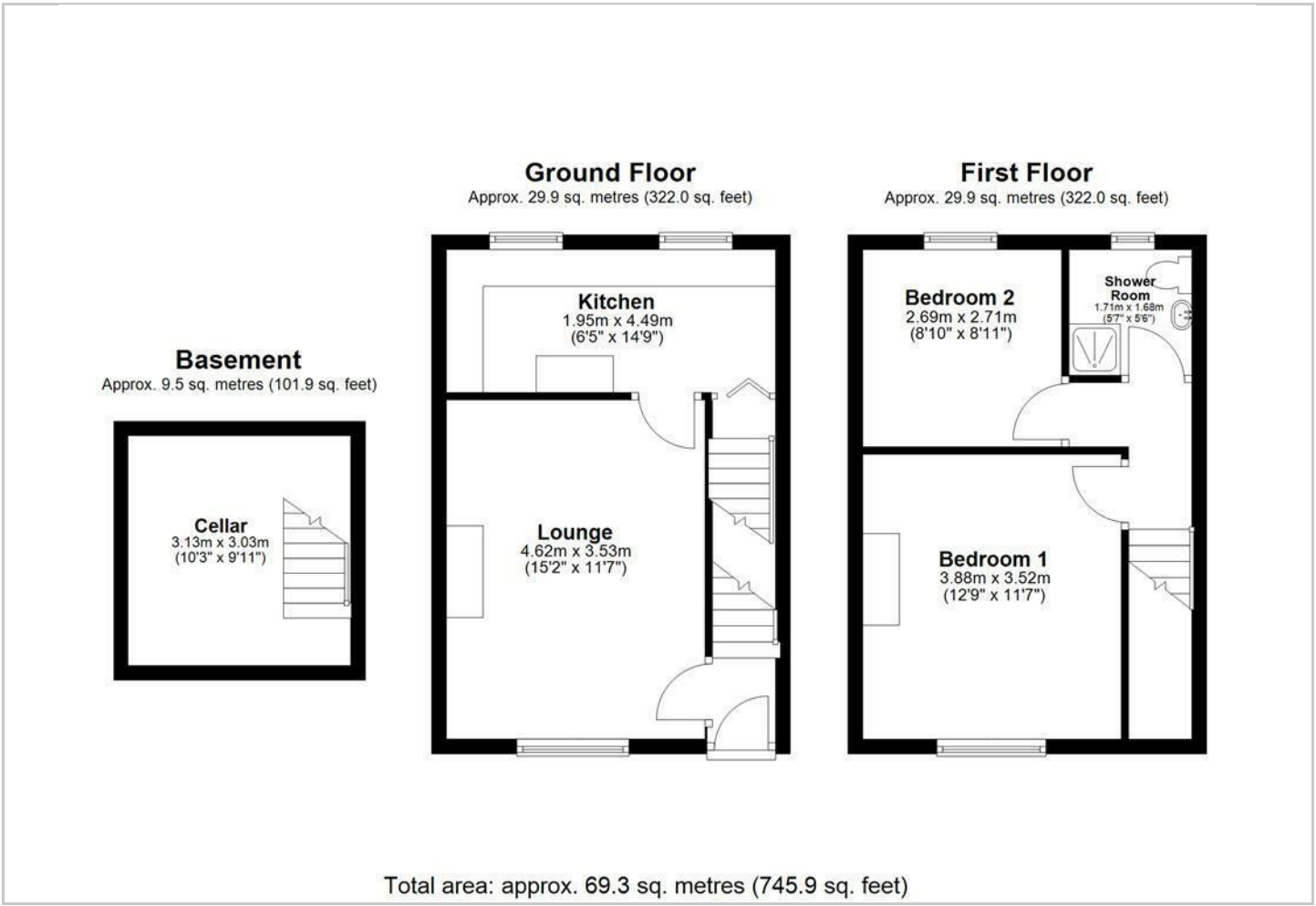
Road Map



Hybrid Map

Terrain Map

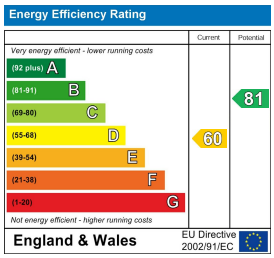
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1A Town Gate, Guiseley, Leeds, West Yorkshire, LS20 9JB
Tel: 01943 661506 Email: info@ornellasestates.com