

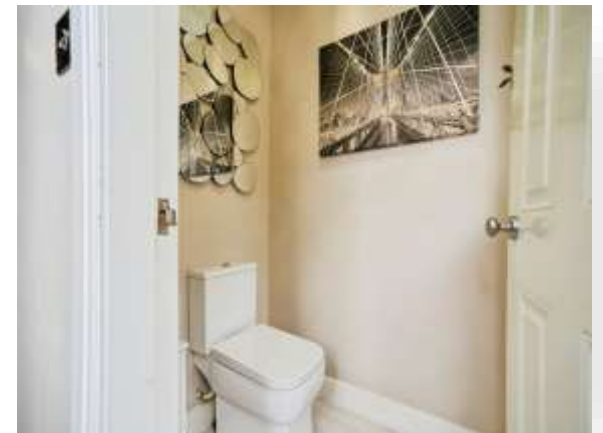


Smalewell Drive, Pudsey LS28 8HX

welcome to

Smalewell Drive, Pudsey

Situated in a desirable cul-de-sac position next to the valle, this deceptively spacious town house enjoys a peaceful setting with attractive open outlooks to the front. Offered to the market with no onward chain the property combines generous living space with excellent potential, PRICED TO SELL.



Property Information

The accommodation benefits from gas central heating and uPVC double glazing and briefly comprises; to the ground floor an entrance porch leading into a welcoming hallway, a generously sized living room featuring a bay window and a charming wood burner set within an exposed brick fireplace with granite hearth. To the rear is a modern open-plan dining kitchen, fitted with a range of dark wood-effect units. A rear entrance vestibule provides access to a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from elevated views towards the valley while the second bedroom includes fitted storage. The third bedroom features a solid wooden staircase leading to a useful loft space offering excellent potential for a home office or additional living area. The house bathroom is fully tiled and fitted with a white suite comprising a bath, wash basin, and WC.

Entrance Hall

Welcoming central space with access to principal rooms and stairs to first floor.

Lounge

A spacious reception room featuring a box bay window to the front with pleasant outlooks towards the valley, and a feature wood burner set within an exposed brick fireplace with granite hearth.

Kitchen Diner

A generous modern space fitted with a range of dark wood-effect units, complementary splashback tiling, electric cooker point, tiled flooring and tongue and groove panelled ceiling with spotlights. Ample room for dining and benefitting from a bay window.

Downstairs Wc

Convenient ground floor WC located off the rear vestibule.

Landing

Providing access to all first floor rooms.

Bedroom One

A good-sized principal bedroom positioned to the front, enjoying attractive elevated views towards the valley.

Bedroom Two

Double bedroom with fitted storage.

Bedroom Three

Well-proportioned room with access via a solid wooden staircase to the loft space.

Bathroom

Fully tiled and fitted with a white suite including bath, wash basin, and WC, finished with a tongue and groove panelled ceiling.

Externally

To the front, block paved drive providing off street parking. To the rear enclosed garden with patio area, lawn and covered seating space ideal for relaxing or entertaining.

Agents Note

Please note the property is currently unregistered. This is not unusual but buyers need to be aware.



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welcome to

Smalewell Drive, Pudsey

- Well regarded location next to the valley
- Spacious living room with wood burner
- Modern open plan kitchen
- Guest WC
- Block paved driveway

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

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116089 - 0004

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william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk