

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Womersley Place

Stanningley, Pudsey, LS28 7TW

£180,000



Council Tax: B



# 6 Womersley Place

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£180,000



- CHAIN FREE
- CHARMING STONE COTTAGE
- INGLENOOK FIREPLACE
- MOVE IN READY
- SUPERB POPULAR LOCATION
- TWO BEDROOMS
- CLOSE TO AMENITIES
- CELLAR AND BOARDED LOFT SPACE
- BOILER REPLACED 2025 WITH AN 8YR WARRANTY

Located in the highly sought-after area of Stanningley, on the border of Pudsey and Bramley, the property enjoys excellent transport links to both Leeds and Bradford. Stanningley is a vibrant and well-established community offering a wide range of local amenities, including shops, supermarkets, cafes, restaurants, highly regarded schools and leisure facilities. Commuters will appreciate the convenient access to the nearby ring road networks, train stations and regular bus services, while nearby parks and green spaces provide opportunities for outdoor recreation and relaxation.

Upon entering the cottage, you are welcomed by a practical entrance vestibule, providing the perfect space for coats and shoes while helping to keep the main living area warm and draught-free.

The beautifully presented open-plan living and dining room is bursting with character. Thick stone walls create deep window ledges, adding to the cottage's timeless appeal, while the stunning inglenook fireplace with wood-burning stove serves as a striking focal point. This warm and inviting space is perfect for cosy evenings in or entertaining family and friends.

The kitchen is fitted with a range of wall and base units offering ample storage and workspace, while access to the cellar provides valuable additional storage, ideal for household essentials and seasonal items.

To the first floor are two well-proportioned bedrooms, both benefitting from the property's charming deep-set window ledges. The spacious principal bedroom features a useful built-in storage cupboard, while the second bedroom provides access to a generous loft space via a pull-down ladder. The loft is boarded and offers excellent storage potential.

The house bathroom is tastefully presented with a fresh white suite comprising a bath with shower over, wash basin and WC. Attractive wooden shelving and a stylish barn-style door add character and practicality to the space.

Externally, the property benefits from a rear access way, while to the front there is off-street parking. Alternatively, this area could be transformed into a charming bistro-style seating area, creating the perfect spot to enjoy a morning coffee or evening drink. An outdoor storage shed provides further useful storage.

Offering a wonderful blend of character features, practical living space and a desirable location, this charming cottage is sure to impress. Being offered to the market with no onward chain, early viewing is highly recommended to fully appreciate everything this unique home has to offer.

Tel: 0113 257 6198

## KITCHEN

10'0" x 6'0" (3.05m x 1.83m)

## LIVING ROOM

18'4" x 14'7" (5.59m x 4.46m)

## BEDROOM ONE

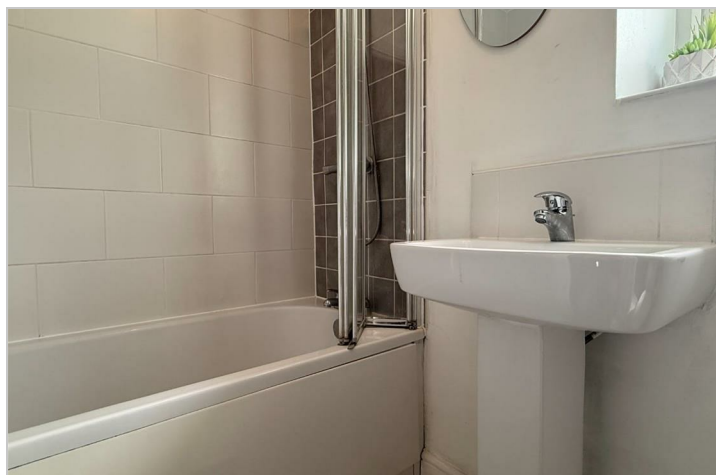
14'9" x 9'3" (4.51m x 2.83m)

## BEDROOM TWO

11'3" x 8'7" (3.43m x 2.64m)

## BATHROOM

7'7" x 5'5" (2.33m x 1.67m)



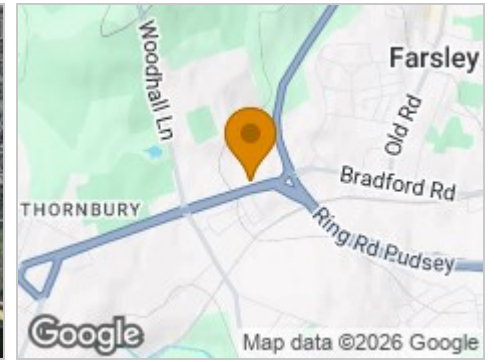
## Road Map



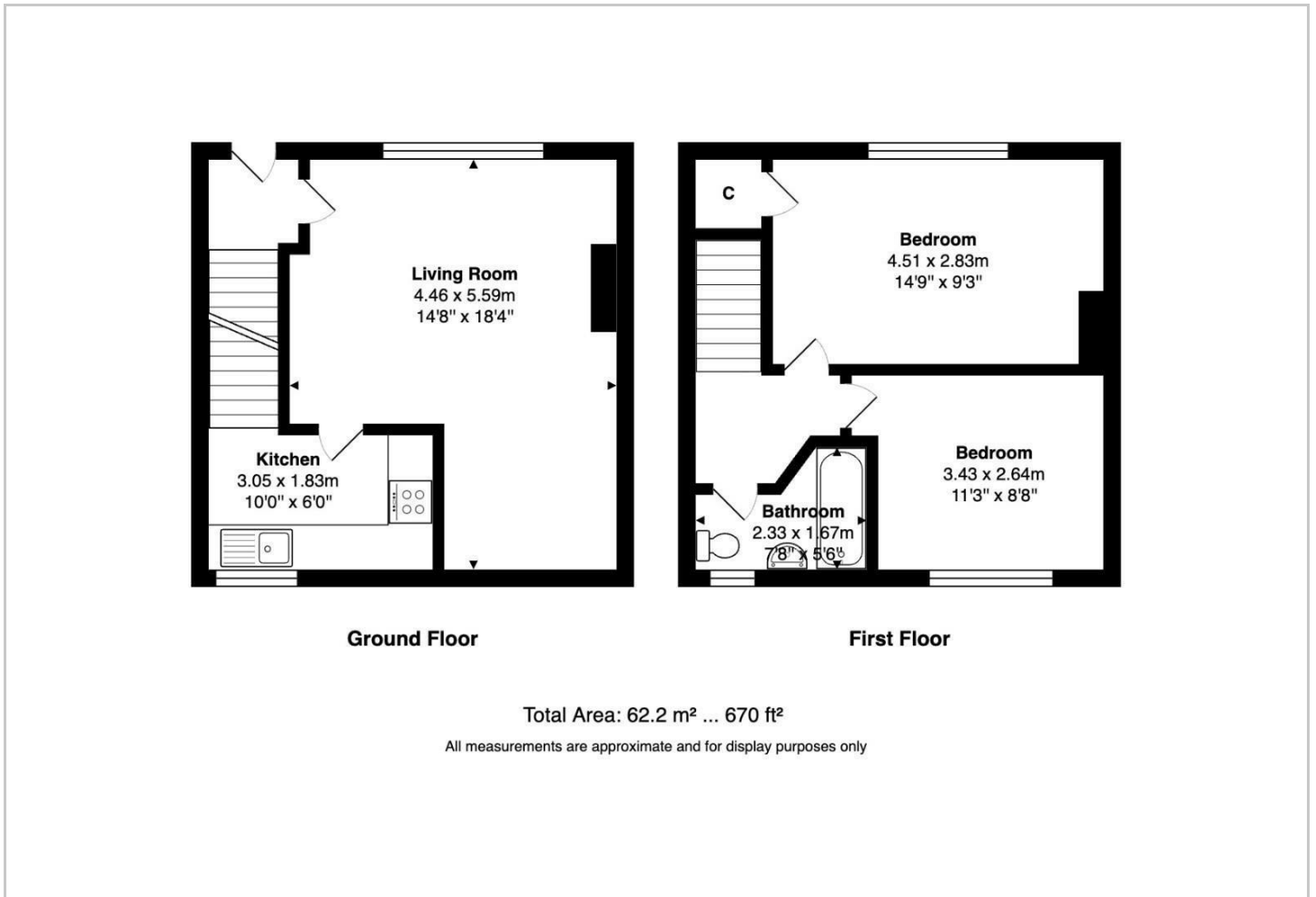
## Hybrid Map



## Terrain Map



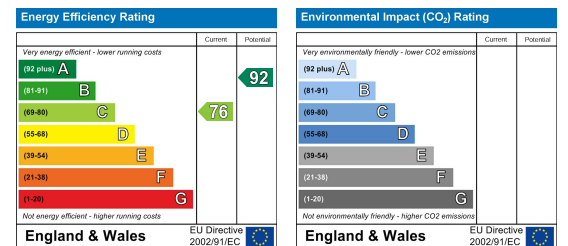
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.