



Hough Side Close, Pudsey LS28 9JL

welcome to

Hough Side Close, Pudsey

Offered with no onward chain this spacious two double bedroom bungalow enjoys far-reaching views. Benefiting from double glazing, gardens to three sides a garage and a generous kitchen diner with french windows, the property also offers excellent loft conversion potential (subject to consent)..



Property Information

Offered to the market with no onward chain, this well-positioned two double bedroom bungalow enjoys a well regarded residential location, conveniently placed for a range of local amenities, shops, public transport links and leisure facilities. Occupying a pleasant plot with gardens to the front, side and rear, the property also benefits from a garage and stunning far-reaching views.

The accommodation is well-proportioned throughout and comprises an entrance porch, spacious lounge with feature open fire, kitchen diner, two double bedrooms and a bathroom. A particular feature is the loft space, accessed via a pull-down ladder, which offers excellent storage and potential for conversion, subject to the necessary consents.

Externally, the property enjoys gardens to three sides, creating a wonderful outdoor environment from which to enjoy the far-reaching views. With no chain involved, this property is ideal for a range of buyers.

Lounge

A bright and spacious reception room positioned to the front of the property. The room is centred around an attractive open feature fireplace, creating a wonderful focal point and cosy atmosphere.

Kitchen Diner

Good-sized kitchen diner fitted with a range of units and offering ample space for dining. An electric storage heater provides additional warmth, while the elevated position enjoys lovely far-reaching views. Patio windows lead to the front garden.

Landing Loft Area

Accessed via a convenient pull-down ladder, the loft provides excellent storage and offers exciting potential for conversion into additional accommodation, subject to the necessary planning permissions and building regulations.

Bedroom One

Generous double bedroom located to the rear of the property, benefiting from built-in storage and an electric heater. A peaceful room overlooking the garden.

Bedroom Two

A further well-proportioned double bedroom with built-in storage and electric heater, offering flexibility as a guest room, home office or additional sleeping accommodation.

Bathroom

Fitted with a three-piece suite comprising bath with hand shower attachment over, wash hand basin and WC. The walls are fully tiled for ease of maintenance.

Outside Area

To the front, side and rear are established gardens, providing ample outdoor space for gardening, relaxing and entertaining. The property enjoys attractive far-reaching views and benefits from a detached garage, offering additional storage or parking.

Agents Note

Please note that this property is currently unregistered with HM Land Registry. The seller's solicitor will provide the relevant deeds and supporting information during the conveyancing process.

Prospective purchasers should be aware that first registration of the property may be required upon completion, and their solicitor will be able to provide further advice regarding this process. Buyers are advised to satisfy themselves as to all legal matters through their own conveyancer prior to exchange of contracts.

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 being sold by the beneficiaries of the estate and is subject to the Grant of Probate. Probate has been applied for but has not yet been granted. Completion of a sale cannot take place until the Grant of Probate has been obtained.



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welcome to

Hough Side Close, Pudsey

- No onward chain
- Two double bedroom bungalow
- Parking
- Far reaching views
- Loft with pull down ladder

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

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY117261 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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