



Providence Place, Stanningley Pudsey LS28 6AE

welcome to

Providence Place, Stanningley Pudsey

This end-terrace on Providence Place offers three bedrooms, two conservatories, a characterful dining room, and charming period touches throughout, including cosy log burners.



Property Information

An end-terrace home on Providence Place, this characterful property offers three well-proportioned bedrooms and an appealing blend of period charm and modern comfort. Two conservatories provide versatile additional living space, while the dining room forms a warm and inviting hub of the home. Character features are showcased throughout, including attractive log burners that enhance both style and atmosphere. The result is a distinctive and spacious home with plenty of personality and practical family appeal.

Entrance Hall

The entrance hall features tiled flooring and art deco style cast radiator. Recently decorated and carpeted staircase

Lounge

13' 11" x 13' 8" (4.24m x 4.17m)

The lounge offers a multi fuel burner set within a character fireplace, complemented by coving details, high ceilings, a double-glazed front window, fitted carpet, and a radiator.

Kitchen

10' 6" x 6' 1" (3.20m x 1.85m)

The kitchen includes an integrated fridge, dishwasher, and microwave, a range cooker with extractor fan and bespoke glass island cow splash back. There is a double-glazed rear window, sink with drainer and a selection of wall and base units with worktops over. Tiled flooring - all accessed via an arched entrance.

Dining Room

Open to the kitchen is the dining room with tiled flooring running from the kitchen, a cosy log burner and integrated large fridge and freezer.

Conservatory

The conservatory includes laminate flooring, a radiator, double-glazed windows to all sides, and a door leading to a raised decking area overlooking the garden with steps leading down to the sunken garden. Both decking and conservatory have underneath storage for garden furniture/toys etc

Utility Room

14' 9" x 6' 6" (4.50m x 1.98m)

The utility room provides useful storage, base units with worktops over, space for a washing machine and tumble dryer with laminate flooring with trap door to under floor storage and door leading to the garden.

Cellar Space

The cellar provides useful storage space and is located beneath the front of the house. Yorkshire stone floor and radiator

Landing

The landing is carpeted and includes a built-in storage cupboard.

Bedroom One

14' 11" x 10' 11" (4.55m x 3.33m)

Bedroom one includes a double-glazed rear window, fitted wardrobes, carpeted flooring, a tall modern mirrored radiator and a Crystal chandelier light fitting.

Bedroom Two

14' 4" x 14' 2" (4.37m x 4.32m)

Bedroom two features useful built-in wardrobes and built in bedside cabinets aswell as a dressing table. Laminate flooring, a double-glazed front window, radiator and a Crystal chandelier light fitting.

Bedroom Three

10' 10" x 6' 2" (3.30m x 1.88m)

Bedroom three includes a double-glazed rear window, laminate flooring, a radiator and Crystal chandelier light fitting.

Bathroom

The bathroom includes a double-glazed front window, extractor fan, spotlights, a heated towel rail, a L Shaped bath with overhead shower and glass screen, a WC, a wash-basin unit, touch light up controlled mirror and tiled walls.

Garden

The garden extends to the side and rear of the property, featuring a patio area, established fruit trees and bushes, including Plum, Cherry, apple, pear & fig and a separate herb garden, with gated access, and entry from the conservatory, with a noted right-of-way provision through the Small garden to the rear where bins are stored out of site

Parking

Parking is provided via a garage and a gated driveway to the rear.

Outbuilding

The outbuilding includes a summerhouse, offering additional versatile space, with raised flagged patio and relaxing water fall/pond feature. And a large, detached Yorkshire stone Garage with up and over door, recently had a new roof and guttering, electric supply with its own fuse box.

Agents' Note

There is an existing Right of Way at the property, please enquire with the branch for further details. There is a restriction on the title that applies to the purchase transaction. Please enquire with the branch.



view this property online williamhbrown.co.uk/Property/PDY115088



welcome to

Providence Place, Stanningley Pudsey

- 3 BEDROOMS
- 2 CONSERVATORIES
- CHARACTER FEATURES
- LOG BURNERS
- DINING ROOM

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



£350,000



view this property online williamhbrown.co.uk/Property/PDY115088

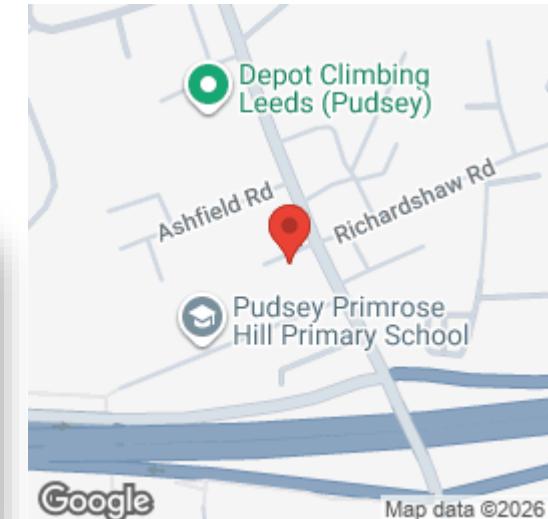


Property Ref:
PDY115088 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Total floor area 183.4 m² (1,975 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property



0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk