



Robin Lane, Pudsey LS28 7ET

welcome to

Robin Lane, Pudsey

This charming Robin Lane cottage blends character with modern comfort, offering a cosy multi-fuel fireplace, a stylish contemporary kitchen and a well-sized bedroom. Full of traditional features throughout, it also benefits from a lovely garden, making it an ideal retreat with plenty of personality.



Property Information

This charming cottage offers an inviting blend of character and modern comfort, making it an ideal home for those seeking both charm and practicality. Beautifully presented throughout, with a thoughtfully designed layout that makes the most of the space on offer.

At the heart of the home is the living area, where a feature multi-fuel fireplace creates a warm focal point, The décor complements the character features, resulting in a space that feels both comfortable and stylish.

The modern kitchen has been carefully designed to provide both functionality and aesthetic appeal. The bedroom is well-proportioned and tastefully finished, while the overall layout of the home ensures a practical and easy flow throughout.

Externally, the property continues to impress with a delightful garden. Situated in a desirable location, this cottage presents a wonderful opportunity for first-time buyers, downsizers, or those simply looking for a characterful property with modern touches.

Entrance Hall

The entrance hall features laminate flooring with carpeted stairs leading to the first floor and provides access to the lounge.

Lounge

The lounge features a cosy multifuel fireplace, a double-glazed front window, carpeted flooring, a radiator, exposed beams and spotlights, with double bi-folding doors leading through to the kitchen

Kitchen

The modern kitchen offers two double-glazed rear windows, a porcelain sink, laminate flooring, spotlights, wall and base units with worktops over, double bi-folding doors to the lounge and a door leading down to the cellar.

Cellar

The cellar offers useful storage space and houses the property's electrics.

Landing

The landing features carpeted flooring and stairs leading down to the ground floor.

Bedroom

The bedroom features a double-glazed window to the front, carpeted flooring, a radiator and charming exposed beams.

Bathroom

The bathroom includes a double-glazed rear window, a bath with shower over and glass screen, a WC, wash basin, lino flooring, a radiator, heated towel rail and a cupboard housing the boiler.

Parking

Parking is available on-street.

Outside

The garden features walled and fenced boundaries with gated access, offering a patio area and a neatly lawned space.



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Robin Lane, Pudsey

- Charming one bedroom cottage
- Sought after Robin Lane location
- Multi Fuel fireplace
- Private well maintained garden
- Ideal for first time buyers or downsizers

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116978 - 0002

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