



Stoneacre  
Properties



## Longfield Grove

Pudsey, LS28 7DA

£230,000



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Welcome to this charming three-bedroom end terrace house located in the desirable area of Longfield Grove, Pudsey. This delightful property boasts well-maintained gardens to the front, side, and rear, providing ample outdoor space for relaxation and enjoyment. The house features a spacious reception room, perfect for entertaining guests or enjoying family time.

One of the standout features of this home is the modernisation that has taken place, with all windows and the front door replaced in 2022, ensuring energy efficiency and a fresh appearance. The generous outside space offers the potential for building extensions, subject to planning permission, allowing you to tailor the property to your needs.

The rear garden is particularly impressive, featuring a bespoke cabin that comes equipped with professionally installed electrical power and lighting. This versatile space could serve as a home office, studio, or a tranquil retreat.

Situated just a two-minute walk from the centre of Pudsey, this property enjoys a prime location with easy access to local amenities, shops, and transport links. Whether you are a first-time buyer, a growing family, or looking to invest, this home presents an excellent opportunity to enjoy comfortable living in a vibrant community. Don't miss the chance to make this lovely house your new home.

## Entrance

Entering the property you are welcomed into the hallway which leads to the lounge.

## Lounge

Spacious formal lounge with ample space for seating and a feature electric fireplace. Leads through to the kitchen.

## Kitchen

Made up of wall and base units with integrated oven, gas hob with extractor above, and sink with drainer. Space for washing machine and fridge/freezer. Rear door leads to the w/c and out to the garden.

## w/c

Comprising toilet.

## Bedroom 1

Large double bedroom laid to carpet with ample space for bedroom furniture.

## Bedroom 2

Second double bedroom overlooking the rear garden.

## Bedroom 3

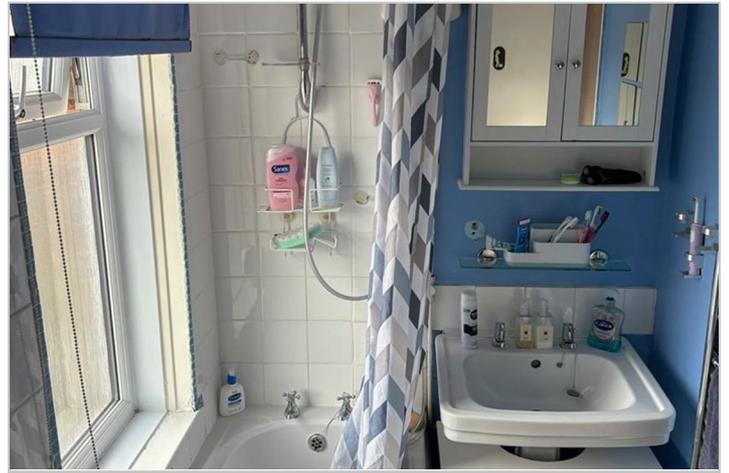
Third single bedroom, also ideal as a home office.

## Bathroom

Shower over bath, toilet and sink.

## External

The property boasts wonderfully maintained front side and rear gardens. The front and side gardens are laid to lawn and there is also a driveway to the side of the property. To the rear is a spacious garden with Astroturf lawn, patio seating area and a bespoke built wooden garden room with power.



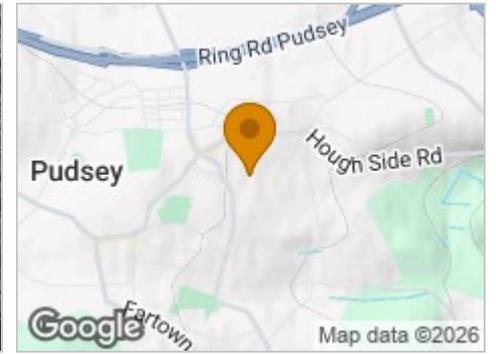
## Road Map



## Hybrid Map

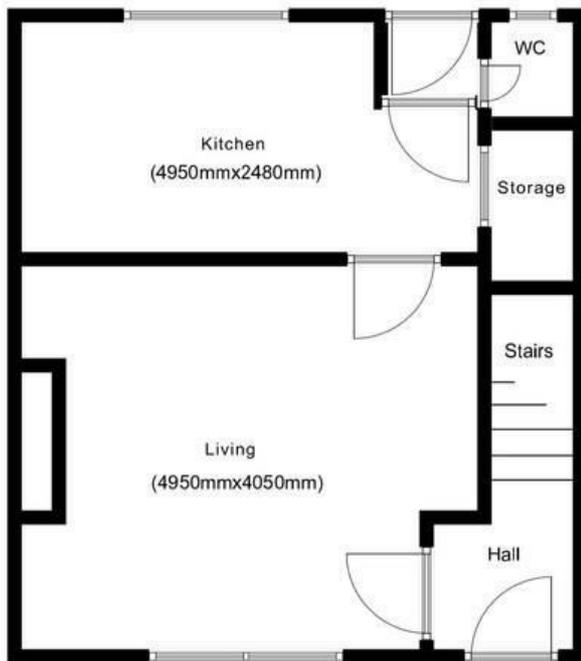


## Terrain Map

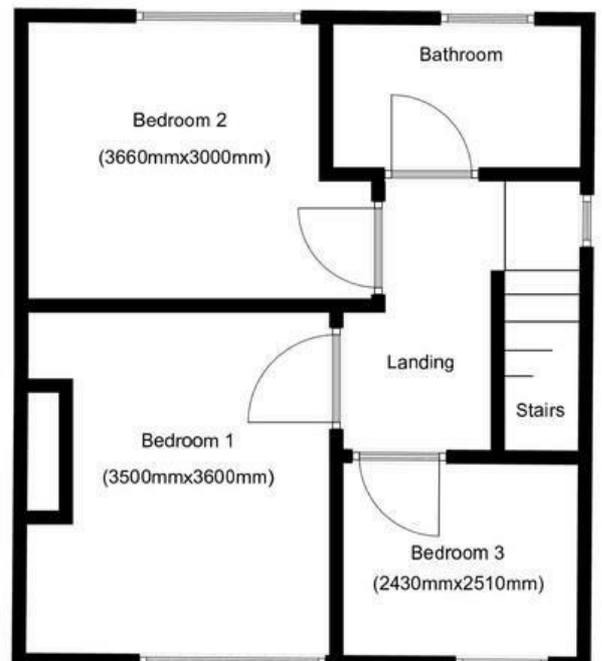


## Floor Plan

All measurements are approximate and are for display purposes only.  
No liability is accepted as to the exact measurements of the rooms.



Ground Floor

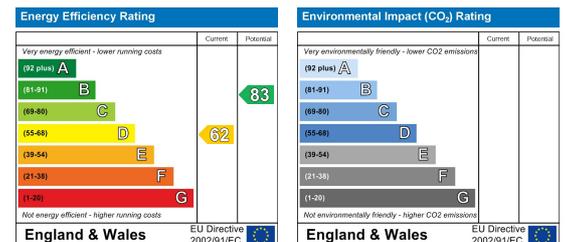


First Floor

## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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