





The Cottage Smalewell Gardens,Pudsey LS28 8HS

william h brown

welcome to

The Cottage Smalewell Gardens, Pudsey

This is a rare opportunity to acquire a beautifully updated cottage-style home with space and stunning surroundings with character on the sought after Smalewell Gardens. With a newly surfaced drive, fully renovated and improved internally this quaint cottage is a definite must see.













Property Information
A truly fantastic three bedroom cottage offering beautifully presented accommodation, generous outdoor space and a high standard of finish throughout. Occupying a desirable position backing onto a valley. This property enjoys an open aspect and a wonderful sense of privacy.
The home has been significantly improved by the current owners, including a newly resurfaced driveway, new gas central heating and a full rewire creating a modern yet characterful living space. Internally, the property combines stylish décor with practical family living, featuring herringbone flooring, contemporary lighting and attractive feature finishes throughout.
Externally, the property boasts a generous tiered rear garden extending to approximately 80sqm at the rear, stone steps and a pleasant outlook and with 20m2 of patio areas at the front of the property. A driveway provides off-street parking for up to three vehicles.

Entrance Porch
A smart and welcoming entrance with modern spotlights, setting the tone for the rest of the home.

Lounge
A stylish and comfortable reception room featuring spotlights and a feature fireplace.

Second Reception / Dining Room
A versatile additional reception space, ideal for dining, entertaining or use as a second sitting room. French doors leading to a private rear garden

Kitchen
A brand new, well-designed kitchen featuring a range cooker, integrated appliances, brick feature wall and modern finishes, complemented by useful understairs storage.

Landing
Carpeted landing area providing access to the first floor accommodation, featuring original beams and lovely views to the front

Bedroom Two To Ground Floor
Located on the ground floor, this is a well-proportioned room with carpeting and far-reaching views, offering flexible use as a bedroom or home office.

Bedroom One
A double bedroom positioned to the front, complete with orignal beams, spotlights and a bright, modern feel.

Bedroom Three
A single bedroom to the rear, finished with spotlights, ideal as a child's room or study.

Bathroom
A modern bathroom fitted with a three-piece suite, tiled flooring and a shower over the bath, completed with spotlights.

Outside
To the front, a newly surfaced driveway provides parking for up to three cars. To the rear, an impressive tiered garden of approximately 80sqm features flagged patio areas, stone steps and a private outlook backing onto open field—ideal for relaxing and entertaining. There is 20m2 of patio seating at the front of the property.

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- OFFERS OVER £335,000
- Parking for up to three cars
- Generous tiered garden (approx. 80sqm)
- Backing onto open field
- Newly surfaced Drive

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

offers in the region of

£335,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PDY116921 - 0008

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0113 257 2014

Pudsey@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.