



VALLEY ROAD,
PUDSEY, LS28 9DU
£210,000

2 Bedroom House

LINLEY &
SIMPSON

A CHARMING TWO BEDROOM VICTORIAN STONE TERRACE HOUSE presented to the market in move in condition and positioned within easy reach of Pudsey town centre. Principally arranged over two floors, this through terrace property offers well-proportioned accommodation, plus the benefit of a storage cellar and a delightful enclosed rear garden. Briefly comprises: breakfast kitchen, lounge with door out to rear garden, two double bedrooms and a stylish modern bathroom. Gas central heating and uPVC double-glazing. On street parking. NO ONWARD CHAIN.

Pudsey is a market town located approx. 6 miles from Leeds city centre. Bradford is approx. 4 miles away. The town is well-positioned for commuters requiring easy access to the motorways. The area has a wonderful mix of housing stock - characterful period terraces, mid-century semis and modern-day new-builds. Pudsey centre has a vibrant mix of shopping and leisure amenities, with schools and excellent transport links also close by. The open spaces of Pudsey Park are approx. 15 minutes from this house on foot.

GROUND FLOOR

ENTRANCE LOBBY

A handy reception lobby for removal of shoes etc. and fitted with wall mounted coat hooks. Leading to...

BREAKFAST KITCHEN

Located at the front of the property, facing onto Valley Road, this is a spacious room with a full range of light beech style wall and base units. Decorative pelmet edging to the top of the wall units, plus two glazed unit fronts. Subway-style splashback wall tiling and complimentary granite effect worktop to three sides of the room. Freestanding Stoves cooker, under counter washing machine and dishwasher, plus freestanding fridge freezer. The central heating combi boiler is wall mounted and there is a separate gas fired water heater. There is space for a small table and chairs and the floor is fully tiled. Access door down to the cellar. The Breakfast Kitchen then leads to...

LOUNGE

A welcoming room with an external uPVC door out to the rear garden and stairs up to the first floor. The living flame coal-effect gas fire, with decorative arched cast iron inset and wood surround, gives the room a focal point. Polished black hearth. This a furniture friendly carpeted room with views of the enclosed rear garden.

FIRST FLOOR

BEDROOM ONE (DOUBLE)

Positioned at the rear of the house, directly over the lounge, with a carpeted floor and views over the rear/rear garden. This is a larger than average double bedroom benefiting from two windows.

BEDROOM TWO (DOUBLE)

Located at the front of the property, this is another double bedroom with a furniture friendly footprint.

BATHROOM

A modern bathroom suite with low level WC, pedestal washbasin with mono bloc mixer tap and vanity unit surround beneath. Wall mounted shelf and mirror positioned over the washbasin. The tile panelled bath is fitted with an over bath plumbed Grohe shower. Fully tiled walls and floor. Benefiting from a window with privacy glass.

OUTSIDE

The property is street lined at the front, with unrestricted on street parking. At the rear is an enclosed garden, accessed from the lounge, with a raised decked area and steps down to a lawn. Well-established borders and shrubs complete the overall look of this attractive garden.

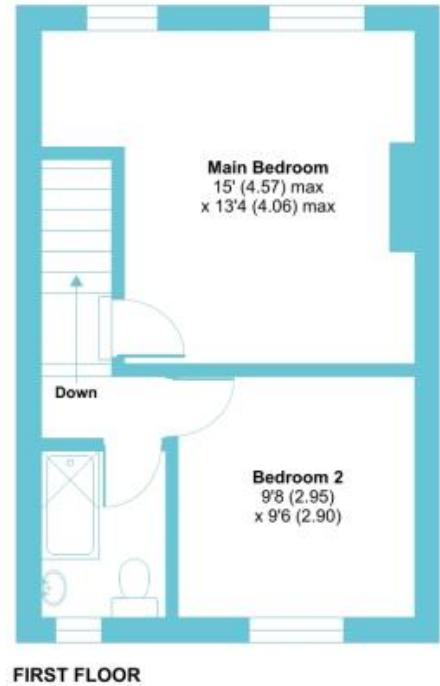
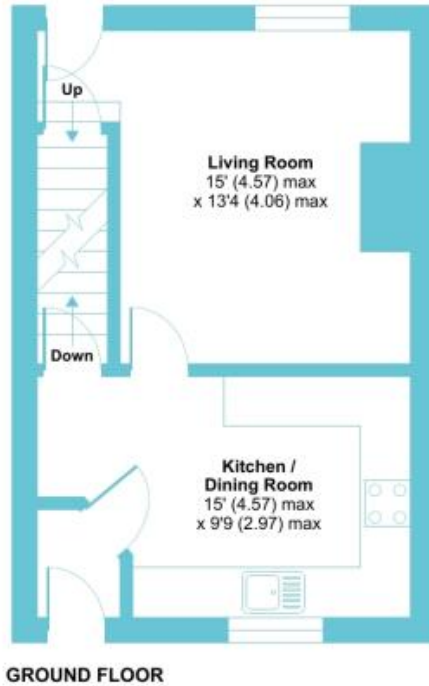
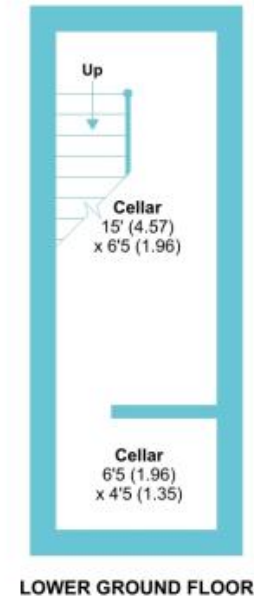
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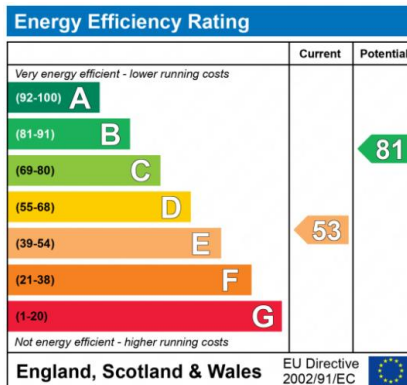
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Approximate Area = 834 sq ft / 77.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Linley & Simpson. REF: 626687



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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