



PRIESTHORPE
AVENUE, PUDSEY,
LS28 7TG
£210,000

2 Bedroom House

LINLEY &
SIMPSON

ATTENTION INVESTORS AND DEVELOPERS! Available for sale with NO ONWARD CHAIN is this unique and deceptively spacious, two-bedroom semi in Pudsey. This large semi-detached house is set within good sized gardens in a popular neighbourhood, and after some minor modernisation; the house will be a great investment or family home.

Pudsey is a historic market town in West Yorkshire boasting all the amenities one could ever need. There is a bustling town centre with an outdoor market, a wide range of shops and services and fantastic transport links. Pudsey is very well located for commuting sat geographically between Leeds and Bradford with road, bus and rail links to both West Yorkshire Cities. This very sought after area has a fantastic mix of properties, ranging from 1800's stone built houses to modern luxury developments; but still manages to retain the community feeling which makes Pudsey stand out in Yorkshire! There are a range of bars, restaurants and social amenities too as well as close by walks in the local countryside.

Accommodation

Ground Floor

Entrance

Main entrance into the property is into a front internal hallway which is a great addition to any family home for kicking off muddy boots.

Living Room

The front of the ground floor is the house living/ sitting room which is a lovely room with a front facing curved bay window which floods the room with natural light. This is a large room and provides exceptional internal space.

Kitchen/ Dining Room

The kitchen/ diner is a fantastic, large, family room at the rear of the house on the ground floor. There are ample wall and base units and the kitchen has been looked after by the current owners. There is a large rear bay with French doors leading out onto the rear decking making this a lovely room to entertain all ages.

Pantry/ Store

Accessed from the kitchen or from the internal hallway is a large store/ pantry which is a handy space.

First Floor

Master Bedroom

The master bedroom on the first floor and is a front-facing double bedroom which like the living/ sitting room has a large window and impressive floor space. There is currently a damp patch in this bedroom which has been identified as a roof issue and we are advised that the likely solution is a replacement roof - this has been compensated in the asking price.

Bedroom Two

The second bedroom is also located on the first floor and is another double bedroom which also has a lovely view over the garden and the rear aspect.

House Bathroom

The house bathroom is also on the first floor and is a three-piece suite including a full sized bath, hand basin and toilet with floor to ceiling tiles around the bath.

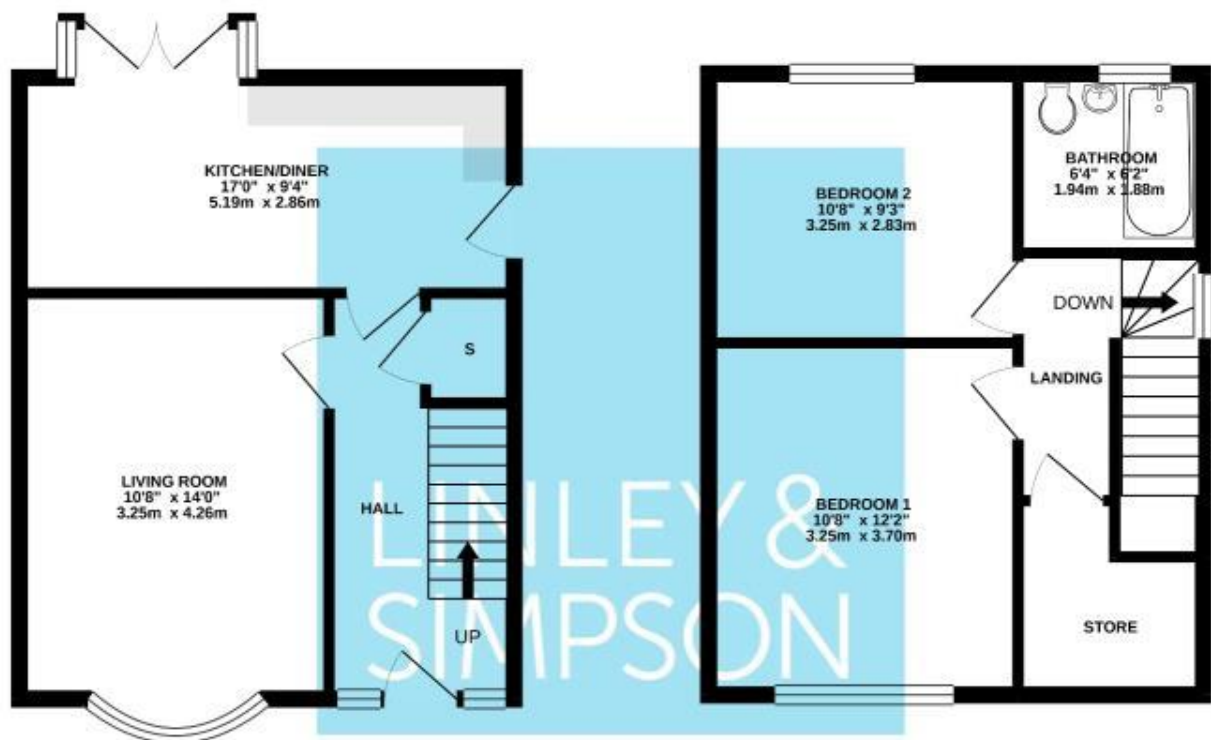
External

At the front of the house there is a well-established front garden and a driveway running adjacent to it. The driveway runs down the side of the house to the large rear garden which is mostly laid to lawn with a decked area to the rear of the French doors in the kitchen/ diner.



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 68 |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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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