



BIRCHWOOD, RIDGE
VIEW, PUDSEY, WEST
YORKSHIRE
£550,000

4 Bedroom House

LINLEY &
SIMPSON

STUNNING, PRIVATE VALLEY VIEWS. Available for sale is this large, four double bedroom family home. With a private side and rear garden, two reception rooms and tasteful décor throughout; this family home is a real catch. Call Linley and Simpson to view.

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.

Ground Floor

Entrance Hall and Gallery Landing - Main entrance into the house is via the impressive 'barn' style doorway with adjoining windows flooding the large entrance hall with natural light. The hallway is an impressive, welcoming space providing access to the ground floor rooms; and there is a gallery landing above too!

Living Room - Located on the ground floor to one side is the full-depth living room that has a large front window looking over the valley, as well as side French doors that lead onto the large side garden.

Dining Room - At the rear of the house there is a second reception room that is a formal dining room. This is a lovely reception room for entertaining all ages. It would make an especially lovely Christmas room looking over the private rear garden.

Breakfast Kitchen - Located at the other side of the house is the breakfast kitchen with impressive wall and base units including a large breakfast bar. There is an integrated fridge freezer, washing machine, tumble dryer and dishwasher. The breakfast kitchen has a rear external door which leads out onto the lovely rear garden.

Downstairs W.C - A family home must have is the downstairs W.C. Very handily positioned off the entrance hall is this essential room.

First Floor

Master Bedroom with En-Suite - The master bedroom is a large double room on the first floor looking over the panoramic front aspect. This bedroom is a very large double with built in wardrobes along one wall and access into a three-piece en-suite bathroom too with a walk-in shower, toilet and hand basin.

Bedroom Two - The second bedroom is located at the rear of the first floor and is a generous double bedroom with lovely views over the private rear garden. There are large built in wardrobes in this room also.

Bedroom Three - The third bedroom is a double bedroom at the front of the first floor with lovely views over the valley.

Bedroom Four - The fourth bedroom, like the other bedrooms; this is another good-sized double on the first floor.

House Bathroom - Also located on the first floor, the house bathroom is a four-piece suite with a full-size bath, toilet and hand basin as well as a separate shower cubicle too.

External Including Garage - Externally this property is set within large grounds at the top of this lovely, private road. The total plot is approximately 1/3 of an acre. There are two large lawned areas, one approaching the house on the right hand side, another behind the house accessed by the rear garden. There are also two large patio sections and an 'upper garden' above all of this at the top of the large plot. There is off street parking on the driveway for 4 cars comfortably and there is also a garage underneath the house with a roller shutter electric door, power, light and water too.

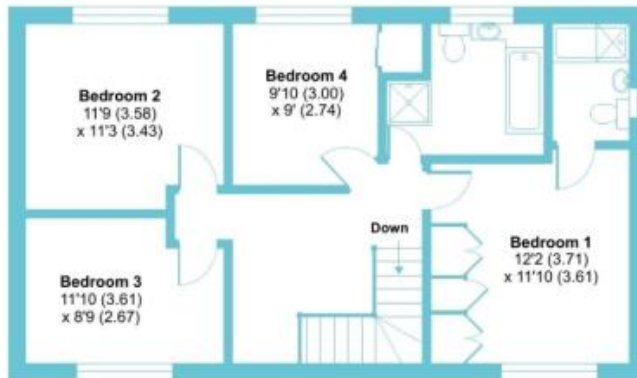




Ridge View, Leeds, LS13

Approximate Area = 1508 sq ft / 140.1 sq m
 Garage = 237 sq ft / 22 sq m
 Total = 1745 sq ft / 162.1 sq m

For identification only - Not to scale



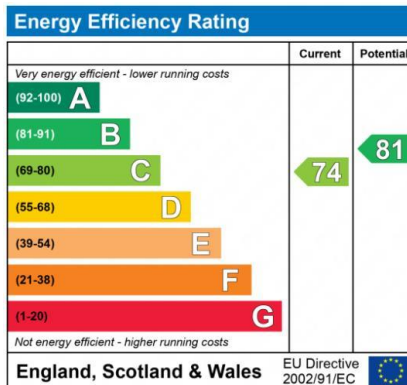
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2022. Produced for Linley & Simpson. REF: 809975



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.

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