



HOUGH TOP, HOUGH
END, LEEDS, LS13
4QW
£650,000

3 Bedroom Bungalow

LINLEY &
SIMPSON

PANORAMIC VIEWS, paired with a DEVELOPMENT OPPORTUNITY! Available for sale just outside of Pudsey is this semi-rural property with bags of character, development potential as well as it being a deceptively large and especially beautiful family home.

Hough End is a semi-rural locality between Pudsey and Farnley; but most closely associated with Pudsey. 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 - Access to this impressive detached property is two-fold, there is an impressive entrance hall at the 'front' of the property (which is not roadside but rather faces over the valley). The hallway this side is most impressive, being wide and long with high ceilings and parquet flooring, which runs throughout the whole house. At the driveway and roadside of the property, there is an integral porch which provides access to the house that way.

Living Room with Turret - There is an impressive living room at the front of the ground floor that has natural light from the large, front facing window and from the additional 'turret' room that is accessed open plan with rounded windows looking over the stunning views in front of the house. Character lovers will especially appreciate the intricate detail in the coving and high skirting boards as well as the continuous parquet wood flooring.

Dining Room - Adjacent from the rear of the hallway is the formal dining room, which has a large rear-facing window. The dining room has a storage cupboard within and is accessed open plan to the kitchen.

Kitchen - The rear of the ground floor is home to the open plan kitchen. This is a very well-proportioned room which has ample wall and base units within. The kitchen has a side-facing window and is a nicely illuminated room.

Utility Room - The utility room is a 'must have' for any modern family home, this is a nice space accessed off the kitchen/ diner which also has a side facing window.

Master Bedroom - The master bedroom is a large double room on the ground floor, with built in wardrobes along one wall and is illuminated by a large front facing, curved bay window as well as a side window. The master bedroom has sweeping views over the valley and feels very secluded and private.

Bedroom Two - The second bedroom is another good sized double bedroom with a lovely view of the large side garden. The second bedroom also has a built in wardrobe.

Bedroom Three - The third bedroom is yet another double bedroom at the front of the house with unimpeded views of the garden and the valley beyond.

House Bathroom - The house bathroom is a tasteful, half-tiled four-piece suite comprising of a roll-top bath, separate shower cubicle, toilet and hand basin.

W.C - There is a separate W.C next to the bathroom so that there is a separate toilet if needed.

Garages with Planning to Convert - Located in the corner of the third of an acre plot are the garages with upstairs rooms too. This collection of outbuildings and rooms has planning permission currently to convert into a three bedroom separate dwelling. There is a floorplan of the garage as it stands which measures approximately 100m². More information is available on the planning portal under ref - 25/217/02/FU.

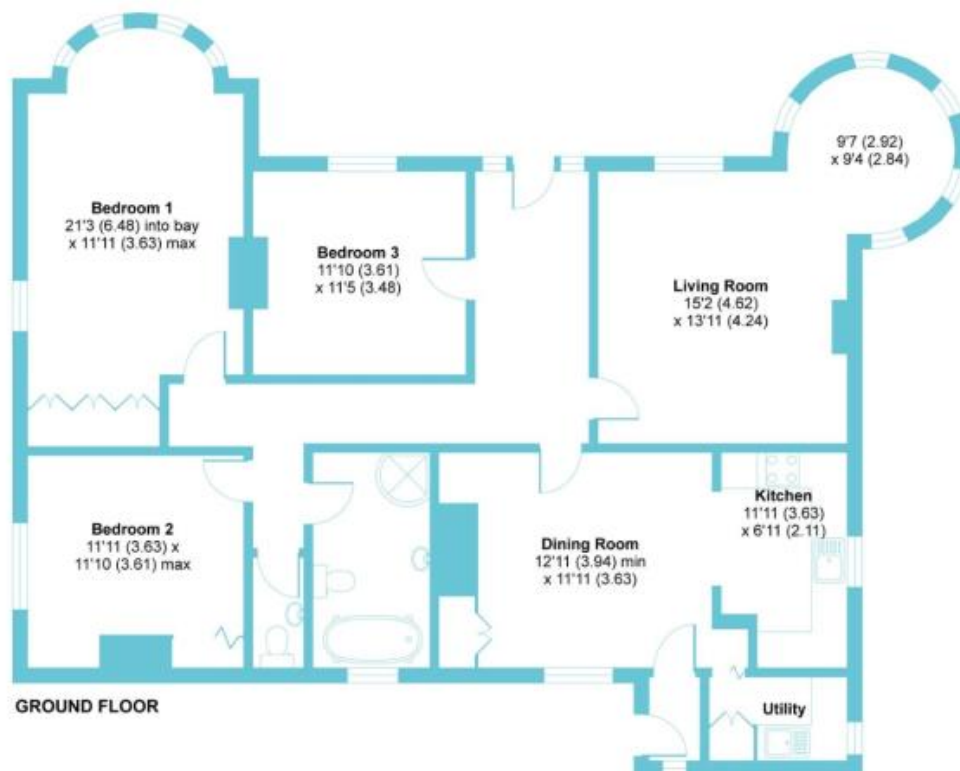
External - This lovely detached property is set within grounds that are over a third of an acre. As such there are grounds to all sides of the property which mean not only privacy is paramount, but also there is real development potential. The main lawned gardens have stunning views from the veranda over the valley beyond and on a clear day Emily Moor can even be seen which is approximately 15 miles from the house which is a testament to the far reaching views here.



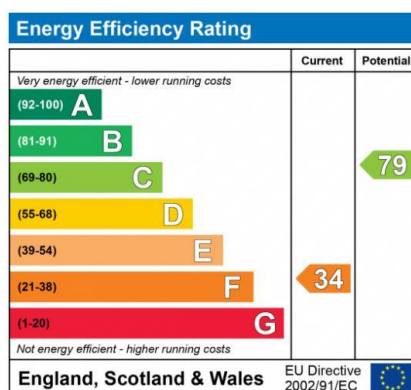
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Total = 1453 sq ft / 134.98 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 762098



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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