



MARLOWE CLOSE,  
PUDSEY, LEEDS,  
LS28 9NT  
£165,000

2 Bedroom House

LINLEY &  
SIMPSON

**TANDEM GARAGE and CONSERVATORY!** Attention first time buyers and investors. Available for sale with no onward chain is this lovely two-bedroom end terrace with impressive internal and external space including the rear conservatory, and unlike any other in this area a tandem garage. View today to avoid disappointment!

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 at the front is into a welcoming entrance hall which leads into the living room. This is a nice space to kick off shoes after enjoying the local countryside.

#### **Living Room**

The main reception room in the house is the nice, front facing living room which is a large space to be enjoyed year round. There is a very large under-stairs store room within the living room which is valuable space in any modern home.

#### **Kitchen**

The kitchen is a nicely sized, family room at the rear of the house on the ground floor. There are ample wall and base units which are tasteful and modern. The kitchen has been well maintained by the current owners.

#### **Conservatory**

The conservatory is located at the rear of the house accessed via the kitchen. There is an electric heater within and this is a nice, usable room.

#### **Attached Garage**

Running the full depth of the house to one side is the attached garage which is a very nice addition to this home for storing garden tools and furniture as well as being additional off street parking. Handily there is a door to the rear garden.

### **First Floor**

#### **Master Bedroom**

The master bedroom on the first floor and is a front-facing double bedroom which is the full width of the house. This is a nice, bright room with a large double bed within as well as space for the current owners to work from home.

#### **Bedroom Two**

The second bedroom is also located on the first floor and is a double bedroom which has a lovely open view over the rear garden. The second bedroom is another good sized double bedroom; like the master bedroom there is a desk for working from home too.

#### **House Bathroom**

The house bathroom is located on the first floor and benefits from a bath with over-head shower, toilet and hand basin within.

### **External**

At the front of the house there is an impressive sized front garden which is well established and creates a buffer from the road to the house, the driveway is at the side of the front garden and leads to the attached tandem garage with power and light within; the garage door is an electric roller shutter. To the rear of the house there is an impressive, enclosed and private rear garden which is laid mostly to lawn with a patio adjoining the house. The garden is a fabulous sun trap and very private and enclosed to be enjoyed all summer long.

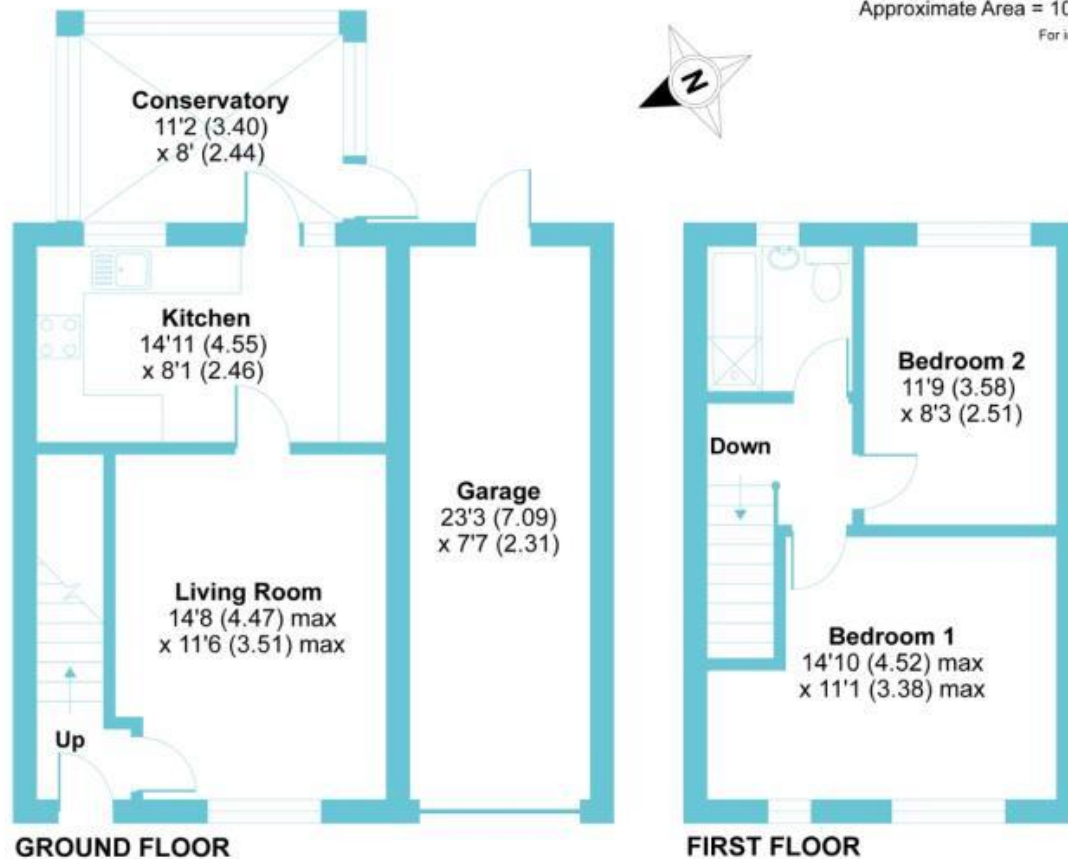




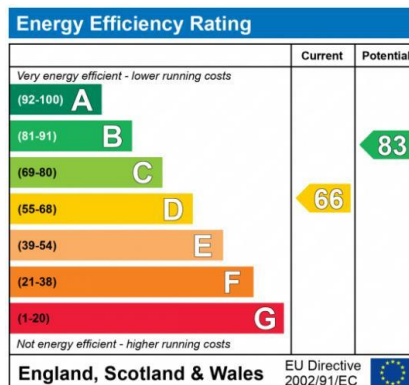
## Marlowe Close, Pudsey, LS28

Approximate Area = 1000 sq ft / 92.9 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: 739427



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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