



LUMBY CLOSE,  
PUDSEY, WEST  
YORKSHIRE, LS28  
9JS  
£300,000

3 Bedroom House

LINLEY &  
SIMPSON

ATTENTION FAMILIES, COUPLES and people who WORK FROM HOME or need an ATTACHED OFFICE/ WORKSHOP space. Available for sale is this THREE BEDROOM DETACHED HOUSE. Within a large plot; with nearby shops, transport links and PRIMARY AND SECONDARY SCHOOLS too located down a nice CUL-DE-SAC in 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** - Main entrance into the house is into the ground floor hallway that provides access to the living room and into the converted garage room/ workshop.

**Living Room** - The main reception room at the front of the house is this lovely, large living room. The living room is well illuminated by the very large front curved bay window; and there is a large storage room beneath the stairs accessed via the living room.

**Kitchen** - The kitchen is a nicely sized room accessed to the rear of the living room by French doors. The kitchen has been very recently modernised to a high standard; now boasting high gloss finished doors on the wall and base units, a high spec tiled backsplash, built in double oven, fridge/ freezer plus plumbing for washer/ dryer.

**Extended Dining Room** - Currently this rear extended reception room is doubling as a gym, but it would make a fantastic second lounge/ home office or even a formal dining room. With access onto the rear garden this is a nice room with a number of potential uses.

**Garage/ Workshop plus Office** - Also located on the ground floor there is a large room which is currently being used as a home workshop and office. This is a very versatile room which could easily be converted into another reception room, downstairs bedroom, cinema room or a great work from home space as it currently is being used. The office space at the rear has a garden facing window and a rear external door.

#### **First Floor**

**Master Bedroom** - The master bedroom on the first floor and is a front-facing double bedroom. This is a nice, bright room with a large double bed within as well as built in wardrobes and space for other furnishings too.

**Bedroom Two** - The second bedroom is also located on the first floor and is a double bedroom, which has a view over the rear garden and the valley beyond.

**Bedroom Three** - The third bedroom is a good-sized single bedroom at the front of the first floor. This room would make a fantastic single/ child's bedroom (as it is right now) or would make a great home office if needed.

**House Bathroom** - The house bathroom is located on the first floor and benefits from a full sized bath with shower attachment, toilet and hand basin within. The bathroom is fully tiled nicely.

**Loft Room** - Accessed via a loft ladder there is a fully boarded, plaster boarded and carpeted room with power, light and a 'velux' style window within too. The current owners use this as an occasional play room.

**External** - At the front of the house, there is a very large front garden that is a nice buffer between the property and the road (although the road is a cul-de-sac and is therefore very quiet anyway). There is impressive off street parking for at least three cars. There is also a front lawned garden for enjoying year round in this private setting too. To the rear there is a rear low maintenance garden which is fully paved and has two storage sheds within.

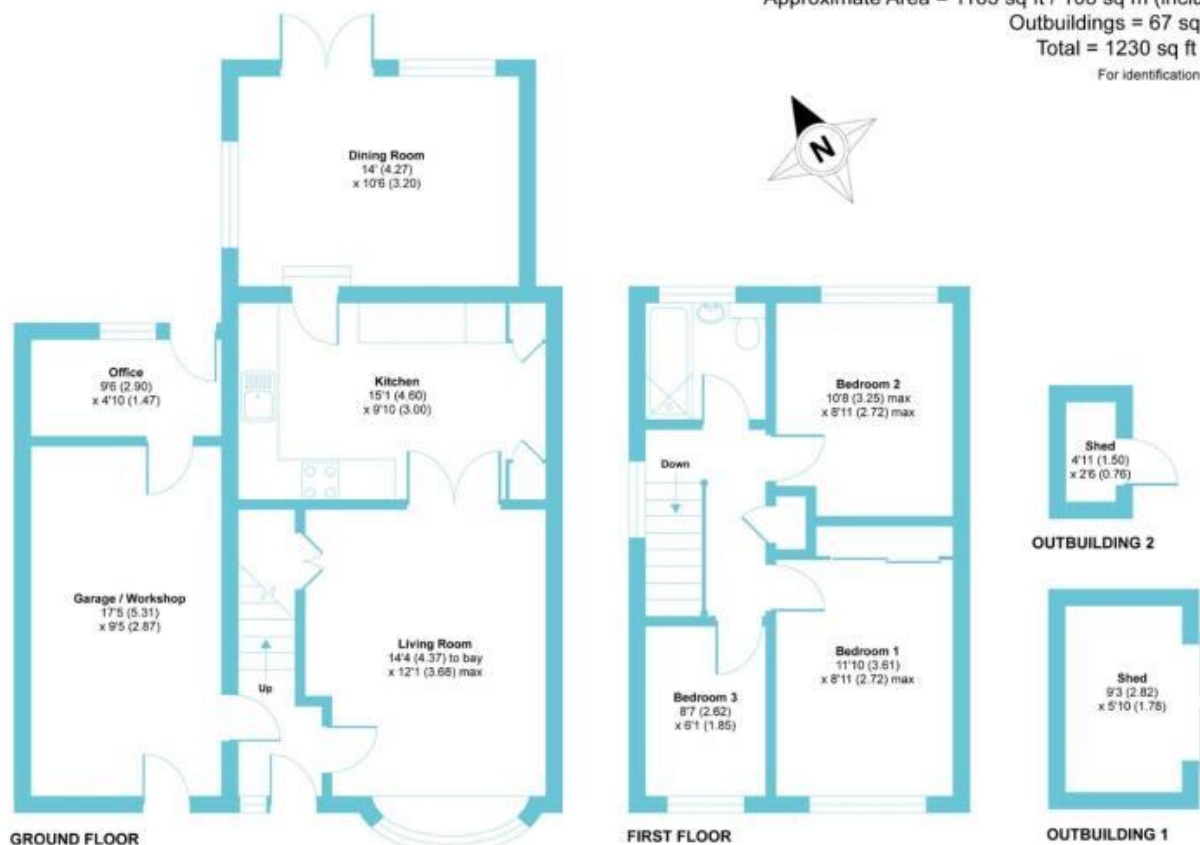
**Agents Notes** - We are advised that this is a freehold property. The EPC rating is currently a D with the potential to be a C.



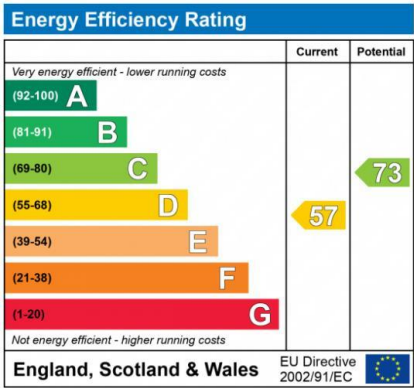


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Approximate Area = 1163 sq ft / 108 sq m (includes garage)  
Outbuildings = 67 sq ft / 6.2 sq m  
Total = 1230 sq ft / 114.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Linley & Simpson. REF: 743244



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