



LEAFIELD DRIVE,  
PUDSEY, WEST  
YORKSHIRE, LS28  
9JG  
£210,000

3 Bedroom House

LINLEY &  
SIMPSON

PERFECT for FIRST TIME BUYERS, YOUNG FAMILIES and INVESTORS/ DEVELOPERS. Available for sale with NO ONWARD CHAIN is this THREE BEDROOM house, with a HUGE CORNER GARDEN with nearby shops, transport links and PRIMARY AND SECONDARY SCHOOLS too. Call today to view 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 house is into the ground floor hallway which has a window flooding the room with light next to the front door. There is storage under the stairs and there is access to the ground floor rooms too.

#### **Living/ Dining Room**

The main reception room in the house is the nice and bright living room, which is a large space to be enjoyed year round. There is a very large front facing window in the living room area and there is a rear facing window at the back (as the room spans the full depth of the house) which together flood the room with natural light.

#### **Kitchen**

The kitchen is a nicely sized room at the rear of the ground floor. There are ample wall and base units, storage cupboards and there is a rear external door leading to the large corner garden. It is our opinion that a very popular change would be to create an open-plan kitchen/ diner by rearranging the layout of the house at the rear but we do advise consulting a builder/ architect.

### **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 space for wardrobes and other furnishings too. The views from this over the valley are unrivalled and need to be seen.

#### **Bedroom Two**

The second bedroom is also located on the first floor and is a double bedroom, which has a view over the rear private garden. The second bedroom is another good sized double bedroom; but is currently empty with a built in storage cupboard/ wardrobe.

#### **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 or 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 over-head shower, toilet and hand basin within.

#### **External**

At the front of the house, there is front garden which is a nice buffer between the property and the road (although the road is a cul-de-sac and is therefore very quiet). There is a large side and rear garden with this house which is part of the fantastic plot which could be used a number of different ways.

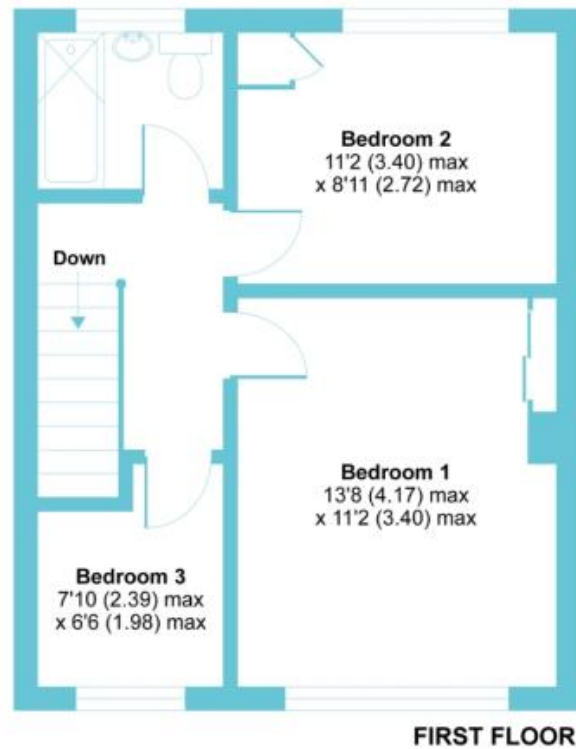
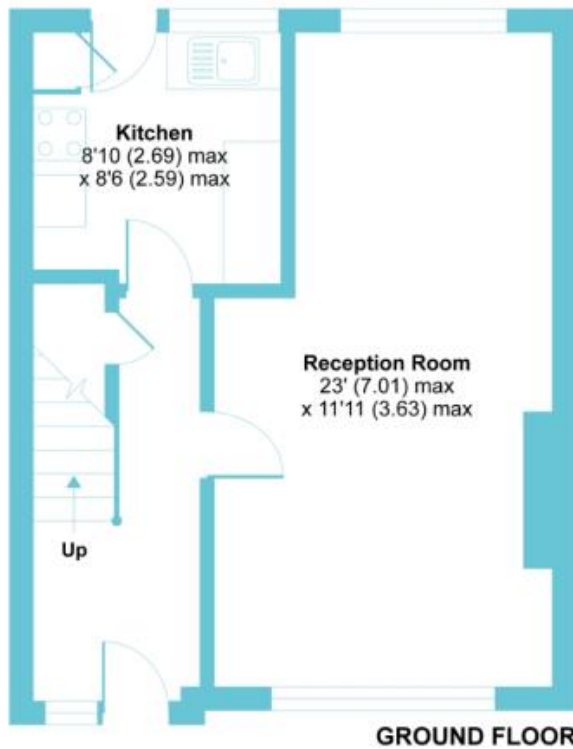




# Leaffield Drive, Pudsey, LS28

Approximate Area = 837 sq ft / 77.7 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: 747085

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	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.

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