



PERSEVERANCE
STREET, PUDSEY,
WEST YORKSHIRE,
LS28 7PZ
£250,000

3 Bedroom House

LINLEY &
SIMPSON

STUNNING CHARACTER, THREE DOUBLE BEDROOMS, AND IMPRESSIVE STORAGE. Available for sale is this lovely characterful house in a popular part of Pudsey. Formally one detached house - a former mill owner's property: this larger than average three bedroom semi will be popular with FAMILIES and YOUNG PROFESSIONALS.

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 W.C - Entrance to the property at the side door is into an internal hallway, which has the downstairs W.C accessed via too. To the rear of the house, there is another internal hallway which is a large space: great for kicking off muddy boots after enjoying the local countryside. Both external doors are recently installed composite doors.

Living Room - The main reception room in the house is the lovely, front facing living room that is a large space to be enjoyed year round. There is a very large front facing window, which is adorned by a characterful window seat. The living room is well illuminated and looks over the front garden; the room is also heated by a gas central heating radiator as the rest of the house is, but there is an open working fire within the chimney breast too.

Kitchen/ Dining Room - The kitchen/ dining room is a very generously sized room at the rear of the ground floor which can be accessed by both internal hallways. There are ample wall and base units along two walls, storage cupboards and there are three windows making this room a bright haven too. There is a Yorkstone flagged floor in this room, which is a reminder of the house's history and age, as well as a beautiful remnant of the original house.

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.

Bedroom Two - The second bedroom is also located on the first floor and is a double bedroom, which has a side window for external light. The second bedroom is another good-sized double bedroom; but is currently laid out as a music room with a piano within as well as a pull out double sofa bed within too.

House Bathroom - The house bathroom is located on the first floor and has been recently modernised to a very high standard. This is a terrifically sized bathroom (which may have originally been a bedroom) and houses a modern four-piece suite including a large bath, walk in shower, hand basin and toilet. There is a large airing cupboard within also.

Second Floor

Bedroom Three

The third bedroom is located on the second floor and unlike most three-bed semis this is a large double bedroom. There are built in sliding wardrobes and cupboards to one side, and there is not just a 'Velux' style window but also a side external window too.

Lower Ground Floor

Vaulted Cellar - There is a large vaulted cellar beneath the kitchen which has the Yorkstone slab (originally for keeping cold produce on) within still. This is a useful room for storage.

External

At the front of the house, there is front garden which is mostly laid to lawn with an off street parking drive at the end of it. To the rear of the house, there is a slightly wider rear garden which is also laid to lawn with a patio section at the top of the garden. There is a fully functional external room at the rear of the rear garden, which is currently laid out as a home office. There is electricity within the office, so the room is versatile and could be used a number of different ways: we are thinking home bar, workshop or anything you needed.



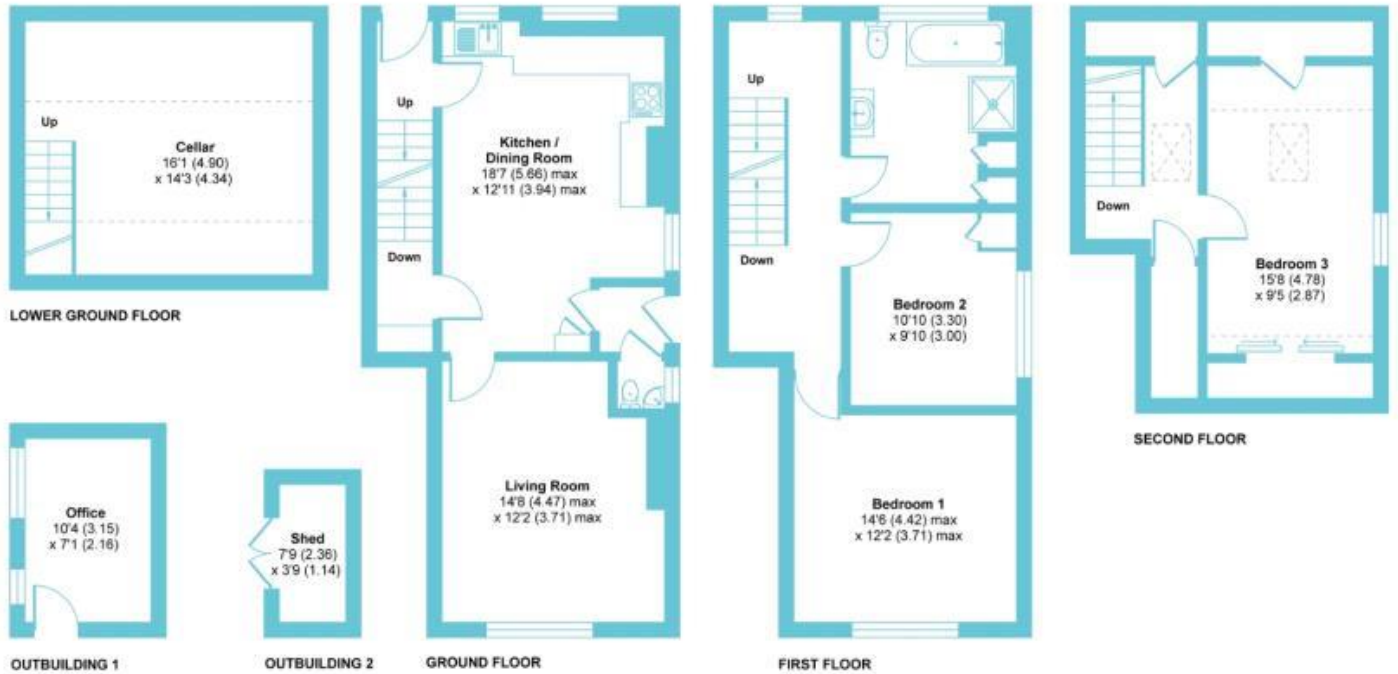
Perseverance Street, Pudsey, LS28

Approximate Area = 1311 sq ft / 122 sq m
 Limited Use Area(s) = 209 sq ft / 19 sq m
 Outbuilding = 102 sq ft / 9 sq m
 Total = 1622 sq ft / 151 sq m

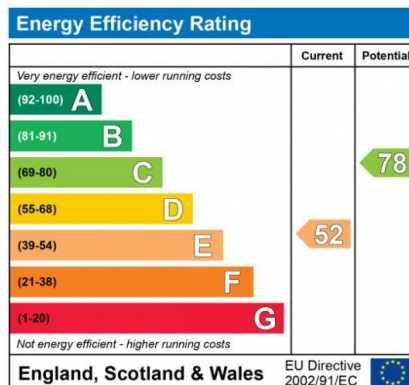
For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 752120



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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