



WESLEY ROW,
PUDSEY, LS28 7DU
£150,000

1 Bedroom House



JUST BRING YOUR TOOTHBRUSH! Attention investors and first time buyers; this immaculately presented stone cottage which has been renovated fully by the current owner is available for sale now. In an enviable position in Pudsey right in the centre but off the beaten track, this character property has a lot to offer the lucky purchaser.

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 Porch

Main entrance into the property is into a purpose built porch at the front of the cottage which is a fantastic barrier between the reception space and the outside. It is also a handy space to kick off muddy boots.

Living Room

The main room on the ground floor is the house living/ sitting room which is a lovely room with a front facing window which floods the room with natural light. This is a large room and provides exceptional internal space.

Kitchen

Accessed open plan in the reception room is the newly fitted kitchen. Like the rest of the house there has been no expense spared in the modernisation and refitting of this room making the best possible use of the available space. With a tasteful tiled backsplash and a fully fitted washing machine, electric oven and hob, fridge-freezer and ample storage on top of that; this house is ready to move into.

Lower Ground Floor

Cellar

The cellar is accessed from a fixed stone staircase in the kitchen and is a fantastic additional storage space which all houses could benefit from.

First Floor

Bedroom

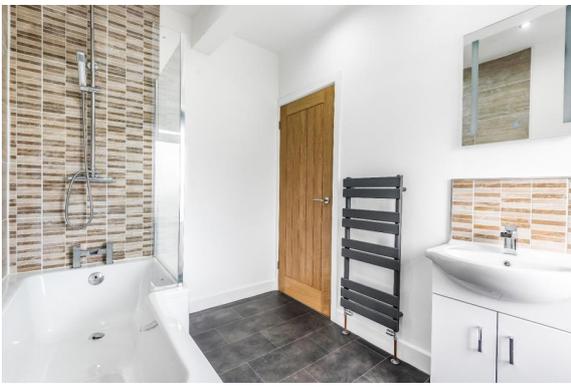
The bedroom on the first floor and is a front-facing double bedroom above the living room (and as such occupies an equally impressive floor space). Some houses on this street have squeezed two bedrooms into this space but the current owners felt that it is a much nicer use of the space to have one large impressive room (and we concur).

House Bathroom

The house bathroom is also on the first floor and like the rest of the house has been tastefully modernised to a very high standard. It comprises a three-piece suite with a 'P' shaped bath, with an overhead mixer shower. There is tiling above the bath and shower and the whole room is very chic.

External

At the front of the house there is a modest front garden behind the traditional stone wall. There is artificial grass, a paved path leading to the door and railway sleeper lined flower beds. Even at the front of this house this is a nice usable space for enjoying morning coffee or evening wine! To the rear of the house there is a well-appointed paved garden. The garden at the rear is currently open plan but as some neighbours have done a fence could be erected (houses down the row do need access through it so there has to be access - even if via an unlocked gate).

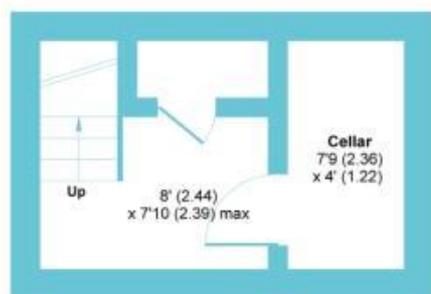




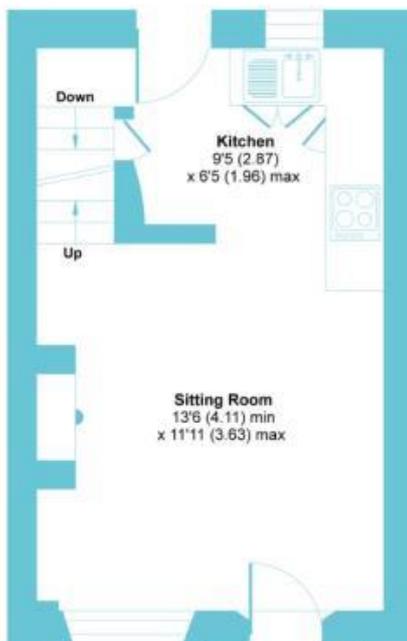
Wesley Row, Pudsey, LS28

Approximate Area = 586 sq ft / 54.4 sq m

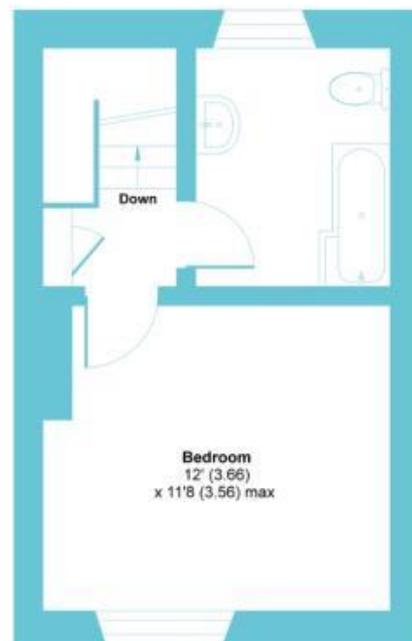
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 704926

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

AGENTS NOTES:

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