



£150,000

2 Bedroom House

LINLEY &
SIMPSON

****SOLD BEFORE REACHING THE MARKET****

This lovely, two-bedroom end-terrace house has been sold by Linley and Simpson Pudsey before reaching the open market.

We are desperately seeking similar properties to satisfy our list of active buyers coming into 2022 looking to move in the local area.

If you have a property to sell or are looking for similar please do not hesitate to contact Linley and Simpson Pudsey on 0113 204 0025 or by emailing Sales.Pudsey@linleyandsimpson.co.uk to speak to our expert team.

Available for sale CHAIN FREE is this lovely, END TERRACED home. This smart, two double bedroom house has impressive internal and external space, all located in a residential neighbourhood a short-distance from Pudsey centre. Call Linley and Simpson today to view.

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.

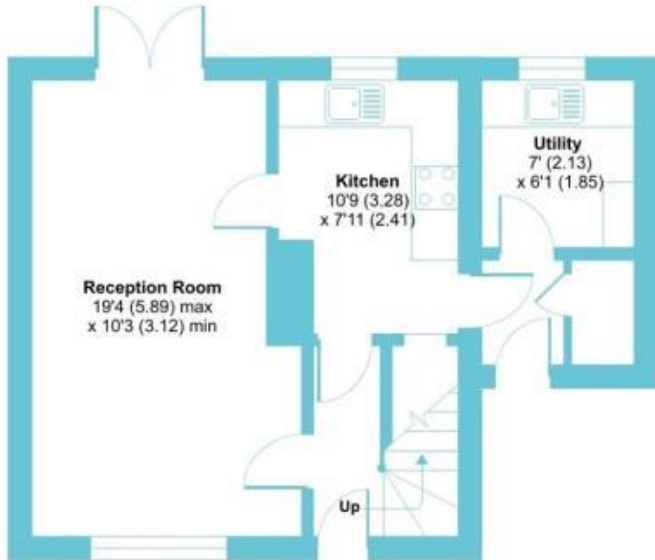




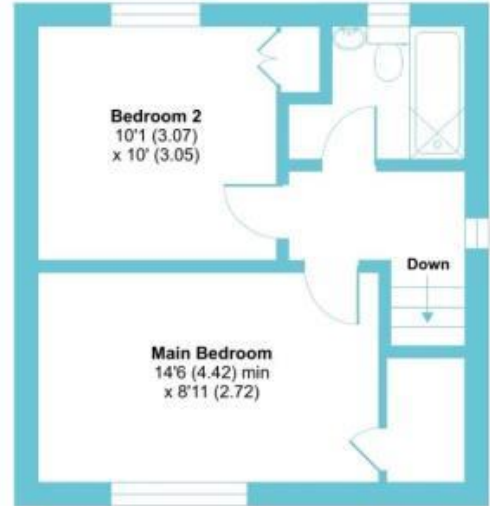
Westdale Road, Pudsey, LS28

Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2022. Produced for Linley & Simpson. REF: 813849

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(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:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.