



OWLCOTES ROAD,
PUDSEY, LEEDS,
LS28 7PE
£175,000

2 Bedroom House

LINLEY &
SIMPSON

Are you looking for a house which you can make your own? Something which needs some TLC but has bags of potential? If so call Linley and Simpson Pudsey today and take a look at this lovely two-bedroom house on Owlcotes Road. Large reception room, extended kitchen, attached garage and a large garden makes this a great project!

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 property at the front is into a welcoming front entrance porch which leads into the internal hallway.

Living/ Dining Room

To one side of the ground floor there is the house living/ dining room which is a lovely large room which spans the full depth of the house making it a great entertaining space. There is a front and a rear facing window within the living/ dining room which makes it a nice bright space.

Kitchen/ Diner

The kitchen is a nicely sized, family room at the rear of the house on the ground floor. It has been extended behind the garage and therefore has not only ample wall and base units but also dining space within the kitchen too.

Attached Garage

There is an attached garage which is a single garage with electricity and light within. It has not been converted or knocked through into by the current owners but this is a popular change to make with this style of property.

First Floor

Master Bedroom

The master bedroom on the first floor and is a front-facing, large double bedroom which is the full width of the house. There are impressive wardrobes and a store room within the master bedroom and it has a lovely front facing window with views over the fields opposite.

Bedroom Two

The second bedroom is also located on the first floor and is a double bedroom which has a lovely open view over the rear garden. The second bedroom is a good sized double bedroom like the master.

House Bathroom

The house bathroom is made up of a three-piece suite which is a full size bath, toilet and hand basin; located on the first floor towards the rear.

External

At the front of the house there is a well-established front garden which creates a buffer from the road to the house, the driveway is at the side of the front garden and leads to the attached single garage with power and light. To the rear of the house there is an impressive, wide rear garden which is enclosed and private and is laid mostly to lawn with a patio adjoining the house. To the rear behind the garden there are field views also.

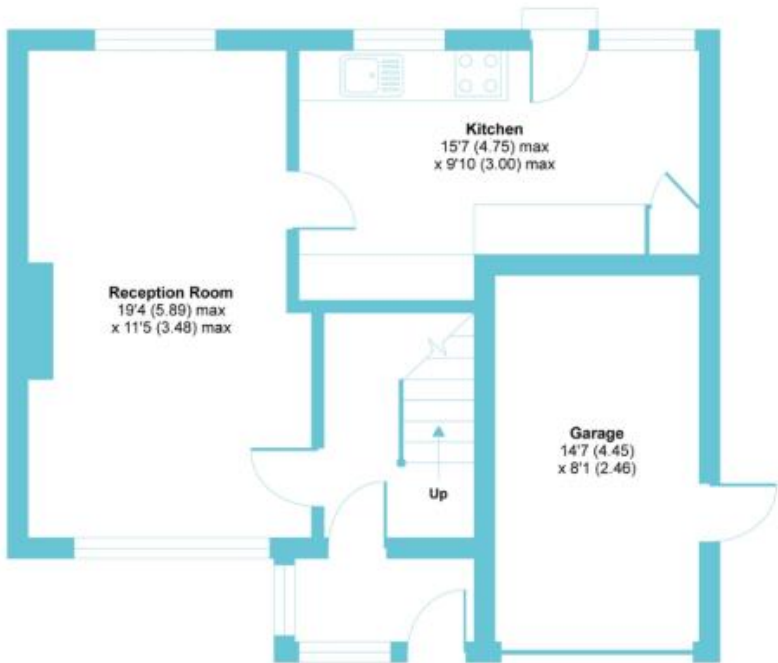
Extras

There is a boarded loft space which we believe could be a development potential as well as the attached garage for the next lucky buyer - if nothing else this is a fantastic storage space.



Owlcotes Road, Pudsey, LS28

Approximate Area = 798 sq ft / 74.1 sq m
Garage = 119 sq ft / 11.1 sq m
Total = 917 sq ft / 85.2 sq m
For identification only - Not to scale



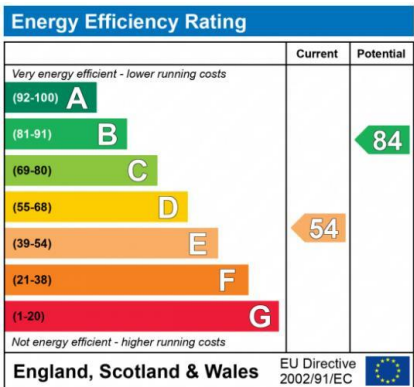
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 725447



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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