



WATERLOO ROAD,  
PUDSEY, LEEDS,  
WEST YORKSHIRE,  
LS28 7PY  
£250,000

3 Bedroom House

LINLEY &  
SIMPSON

ATTENTION FIRST TIME BUYERS and FAMILIES! Available for sale is this immaculately maintained THREE BEDROOM SEMI DETACHED HOUSE in a lovely part of Pudsey. Finished to a very nice standard inside and out, this house has a downstairs W.C, off street parking, three great bedrooms and a large living room as well as much more.

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**

Main entrance into the house is via a welcoming front internal hallway, this is a handy space to remove shoes and coats upon entering the house. There is a downstairs W.C accessed off this internal hallway which is a family home must have!

### **Kitchen/ Dining Room**

The kitchen/ diner has ample, modern wall and base units, including storage under counter and there is a front facing window looking over the open-front aspect. The kitchen is the heart of the home and this kitchen has a tasteful tiled backsplash, plumbing for washing machine and dishwasher as well as a gas hob and electric oven. The kitchen/ diner has a four-seater table in it currently and therefore is a great space for entertaining all ages.

### **Living Room**

The main reception room is located at the rear of the house and as such enjoys unimpeded views of the private garden out of the large, glazed French doors. The living room has impressive floor-space as well as having a handy storage cupboard that leads under the stairs (great for kids toys).

## **First Floor**

### **Master Bedroom**

The master bedroom on the first floor and is a large, front-facing double bedroom. This is a nice, bright room being illuminated by two front facing windows. There is ample built in storage but with space for a large bed and additional furniture too. The front windows have nice open outlooks over the front aspect.

### **Bedroom Two**

The second bedroom is another double bedroom located at the rear of the house looking over the rear garden and beyond.

### **Bedroom Three**

The third bedroom is a single room on the first floor looking over the open rear aspect.

### **House Bathroom**

The house bathroom is located on the first floor and is a very tasteful, modern, three-piece suite including a full-size bath with overhead shower, toilet and hand basin in the middle of the house. There is tasteful tiling above the bath and shower.

### **External and Parking**

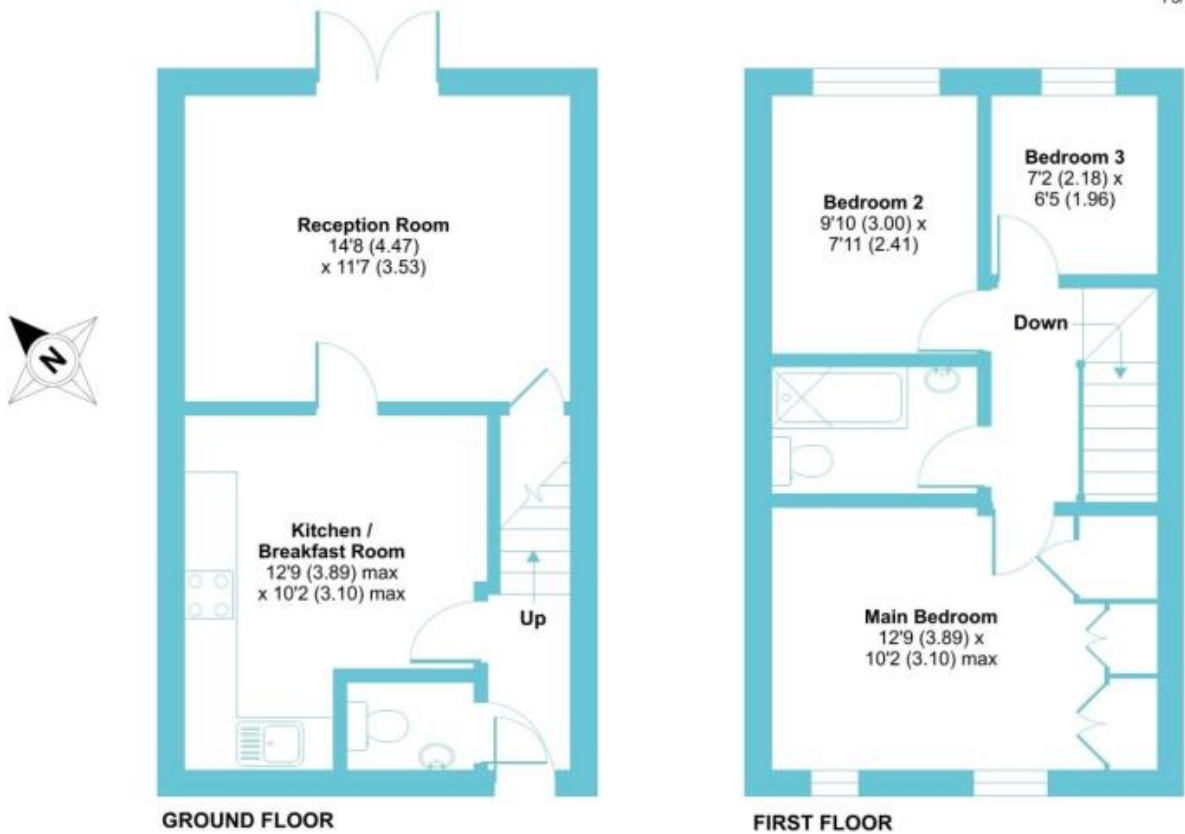
At the front of this lovely house there is a well-established garden which is laid to lawn with a stone wall lining the boundary at the front. To the rear of the house there is a lovely private garden, which has patio adjoining the house, and the rest of the garden is laid mostly to lawn. This is a nice open garden that is a great space for entertaining all ages. The patio extends to the rear of the garden which is a fantastic space for catching the afternoon sun. The rear garden also has a shed for external storage. To the rear of the fenced rear garden there is a double driveway which is owned by the house and will be included in the sale.



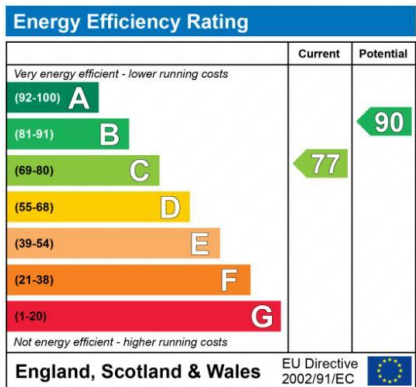


Waterloo Road, Pudsey, LS28

Total = 752 sq ft / 69.8 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). © richcom 2022. Produced for Linley & Simpson. REF: 840510



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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