



HARE LANE,
FULNECK, PUDSEY,
LS28 9LH
£217,500

2 Bedroom House

LINLEY &
SIMPSON

CHARACTER STONE TERRACE in FULNECK. Available for sale with NO ONWARD CHAIN is this lovely, two double-bedroom house down a private road in Fulneck, Pudsey. The house has a tasteful kitchen and bathroom, off street parking on the private road, rear garden and much more to offer too.

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

Main entrance into the house is via a beautiful and possibly original solid wooden, studded door. The beautiful and charming door leads into a modest internal porch with Yorkshire flagstone flooring.

Kitchen

The kitchen has ample wall and base units, including storage under counter. There is a rear facing door and window looking over the rear aspect which is the main access to the house via the privately owned road. The kitchen has a gas hob and electric oven, glass backsplash above the hob and the units are white gloss and modern but tasteful. The floor in the kitchen is tiled.

Living Room

The main reception room at the front of the house is the large living room. This is a decent sized space with a large, front window looking over the front garden and countryside views beyond. There is a front facing entrance hall accessed off the living room which is another entrance to the house and access onto the garden.

Lower Ground Floor

Vaulted Cellar

There is a vaulted cellar beneath the house which is a great, useful room for additional storage.

First Floor

Master Bedroom and Roof Room

The master bedroom on the first floor and is a large, front-facing double bedroom. This is a nice, bright room with space for a large double bed within as well as space for other furnishings. The front window has a nice open outlook over the front aspect and Fulneck. There is a fixed staircase within the master bedroom which leads up into the roof space. The roof space is fantastic storage and has been boarded out and also has a 'velux' style window within. This space does not have building regulations but is a very nicely finished storage space which could potentially be used as a home office but there is significantly compromised head height.

Bedroom Two

Located to the rear of the first floor looking over the private road and fields beyond is the second double bedroom. Like the master this is a nice, large room. There are exposed floorboards within the second bedroom.

House Bathroom

The house bathroom is located on the first floor and is a very tasteful, white, three-piece suite including a full-sized bath with over-head shower, toilet and hand basin at the front of the house.

External

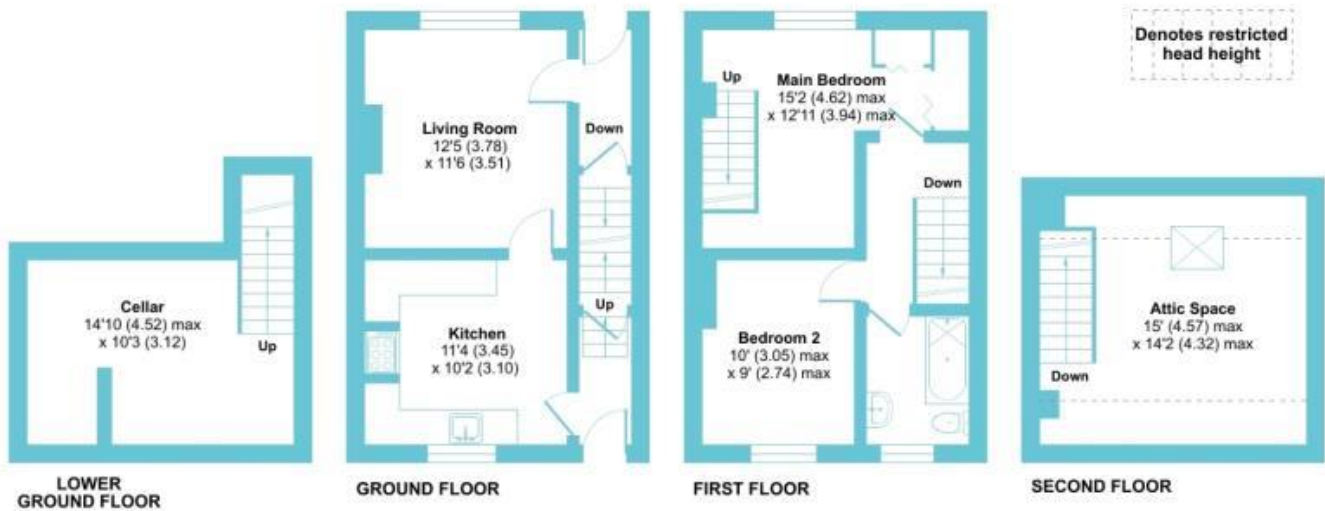
Located at the rear of the house is the private road 'Hare Lane' of which immediately behind the house the owner owns the land (with access for the one neighbour beyond number 8). To the front of the house there is a smart, modest garden with lovely views and some nice privacy to enjoy the summer months.



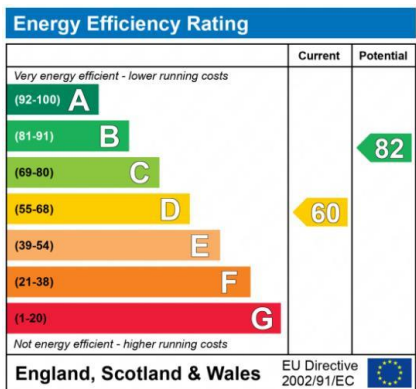
Hare Lane, Pudsey, LS28

Approximate Area = 1029 sq ft / 95.5 sq m
Limited Use Area(s) = 76 sq ft / 7 sq m
Total = 1105 sq ft / 102.6 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). © rickhecom 2022. Produced for Linley & Simpson. REF: 832215



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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