



VALLEY ROAD,
PUDSEY, LEEDS,
LS28 9EU
£225,000

2 Bedroom House

LINLEY &
SIMPSON

VALLEY VIEWS! Available for sale now is this hidden gem just off Valley Road in Pudsey. This character stone terrace has a large garden, off street parking, two bedrooms and as the name of the street would suggest; panoramic valley views. With a lower ground floor utility room, this house is full of surprises and will not be on for long!

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

Entrance to this lovely stone house is via the traditional style solid wooden door which is open plan to the kitchen.

Living Room

The main reception room at one side of the house is the large living room. Because of the elevation of the house there is a lovely view over the large garden and valley beyond. There is a solid oak floor which compliments the age and style of the house nicely and the feature fireplace is a nice focal point in this warm and welcoming room.

Breakfast Kitchen

The breakfast kitchen is a lovely room adjacent from the living room on the first floor. There are slate floor tiles, modern shaker style wall and base units as well as oak worktops and a gas stove to name a few tasteful installations. There is also space at the rear of the kitchen for a four-seater table.

Lower Ground Floor

Workshop/ Home Office Room

ON the lower ground floor (ground floor from the front of the house) there is a tanked, usable room with good head height and a front facing window. The room is currently being used as a workshop but would make a fantastic little home office/ snug if needed.

Utility Cellar

Also located on the ground floor is a utility room/ cellar room with restricted head height (but is still a usable room).

First Floor

Master Bedroom

The master bedroom on the first floor and is a front-facing double bedroom with stunning views way beyond the long garden. This is a nice, bright room with a large double bed within as well as impressive space for wardrobes and other furniture too.

Bedroom Two

The second bedroom is also located on the first floor and is a generous (large) single bedroom. The floor-space is impressive and there are two front facing windows with stunning views (as there are out of every window in this house) so the room is light and airy.

House Bathroom

The house bathroom is located on the first floor and is a modern, white, three-piece suite including a large walk-in corner shower, toilet and hand basin. The room is fully tiled and is a very well installed space.

External

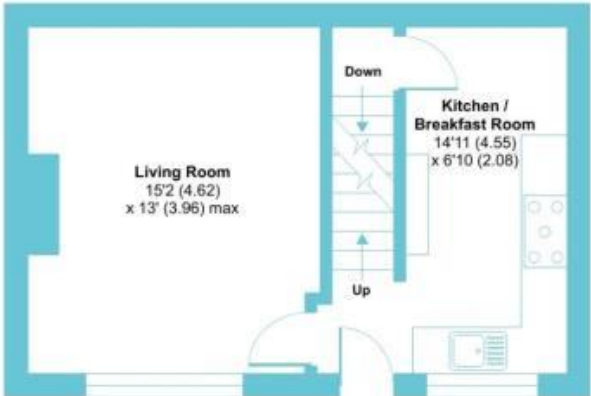
Surprising for a house of this age and style there is a large garden which stretches out in front of the property. The garden is made up of three large sections, closest to the house there is a tarmac patio/ drive for off street parking (please be aware the next door neighbour has pedestrian access across this section to access their own property), then there is a flagged patio section on the tier below with adjoining raised planter and then finally a nice lawned section with well-defined borders. The house is beautiful and very well positioned and needs to be seen to be appreciated.



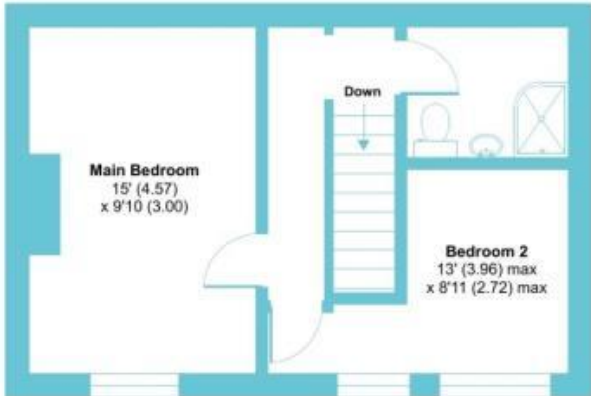
Valley Road, Pudsey, LS28

Approximate Area = 863 sq ft / 80.2 sq m

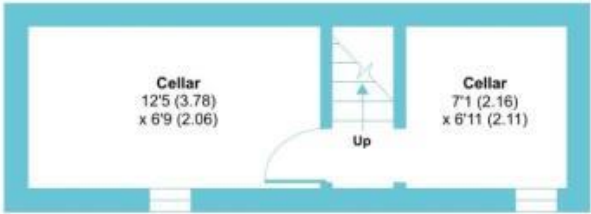
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Linley & Simpson. REF: 798249

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E		53	
(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.