



POPLAR PLACE,  
PUDSEY, WEST  
YORKSHIRE, LS28  
8DL  
£250,000

3 Bedroom House

LINLEY &  
SIMPSON



**CHARACTER, SPACE, LOCATION!** Available for sale is this impressively large three-bedroom character house in a popular residential part of Pudsey. Close to local amenities, including award winning primary schools, this family home will be a lucky find for any prospective buyer. This home has been sympathetically modernised by the current owners and is ready for the next chapter.

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**

Access at the front of the house is into the nice, useful entrance hall that is a great place for removing shoes and coats after enjoying the local countryside. The original tiling in the hallway is still in place under the modern floor coverings that have been carefully laid for protection.

### **Living Room**

The main reception room in the house is the warm and welcoming living room which is a nice, large room with soft furnishings and tasteful décor throughout. The living room has a feature multifuel stove in the fireplace for those chilly winter evenings, original wooden floorboards, a ceiling rose and even a built in original cabinet to one side of the chimneybreast.

### **Kitchen/ Dining Room**

Located to the rear of the living room is the stunning kitchen/ dining room. This is a very large room spanning the full width of the house. There are newly fitted kitchen units including a large breakfast bar, gas hob with electric oven and the very useful utility cupboard to one side of the room. There is space in this large room for a big dining table to seat and entertain many guests around too, and finally there is a decent sized cellar beneath the house for extra storage accessed via the kitchen.

## **First Floor**

### **Master Bedroom**

The master bedroom on the first floor and is a rear-facing double bedroom. This is a nice, bright room with space for a large double bed within as well as space for wardrobes and other furnishings too. The outlook to the rear is over fields and is a nice semi-rural view.

### **Bedroom Two**

The second bedroom in this impressive character house is a front facing large double bedroom not dissimilar to the master bedroom in size. The second bedroom has a view over the front garden and aspect.

### **Bedroom Three**

The smallest of the three bedrooms is also located on the first floor at the rear of the house. This is a very large single bedroom with no bulk-head as some third bedrooms have, making it a nice-usable room. There is a very large window in this room for its size making it nice and bright throughout.

### **House Bathroom**

The house bathroom is located on the first floor and is a decent sized three-piece suite that is tiled on the floor and walls. There is a large corner bath with over-head shower, toilet and hand basin.

## **Lower Ground Floor**

### **Cellar and Store Rooms**

On the lower ground floor there are cellar rooms that are used as very handy additional storage spaces.

## **External**

Externally to the front there is a nice, private garden which is laid mostly to lawn with two raised planters and a small patio section. There is off street parking owned by the house immediately in front of the garden for two cars which is a nice extra that many character homes do not have.



# Poplar Place, Pudsey, LS28

Approximate Area = 1326 sq ft / 123.1 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: 856894

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

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