



OAKROYD MOUNT,
PUDSEY, LEEDS,
LS28 7QH
£190,000

3 Bedroom House

LINLEY &
SIMPSON

THREE BEDROOM STONE THROUGH TERRACE. Available for sale now is this deceptive (and lovely), three-bedroom house in a central Pudsey location. This charming through terrace house is in the heart of Pudsey and benefits from two double bedrooms, a single bedroom, large living space and a rear yard to name a few.

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 Porch

Main entrance into the house is via a front internal porch, this is a handy space for removing coats and shoes after enjoying the local countryside - most of the properties in the close vicinity do not have this handy extra.

Living/ Dining Room

The main reception room at the front of the house is the large living/ dining room. This is a very decent sized space with a large, front-facing window looking over the grassy verge outside the front of the house. The living room currently functions as a living and dining room, but there is potentially space to change the layout of the house and have this as a sole living room if needed - however, there is ample space for the way it is currently laid out.

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 yard for natural light. There is space should the lucky buyer need to put a dining table in this room with the removal of the units adjoining the living room wall (many of this style and size house have done this. There is additional storage space in the form of a pantry/ cellar-head in the kitchen too.

First Floor

Master Bedroom

The master bedroom on the first floor and is a large, front-facing double bedroom with an outlook over the front aspect. This is a nice, bright room (having such a large window) and there are very large built in wardrobes along one wall.

Bedroom Three

The third bedroom is a nice sized single which is currently laid out as a home office. This is a rear facing room looking over the rear yard and beyond and is very handily used and configured a number of different ways.

House Bathroom

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

Second Floor

Bedroom Three

The second floor of this charming home is the second double bedroom. This is a very large double bedroom which has fantastic floor-space, large storage at either end of the room in the eaves, and flexible uses.

External

Externally at the front there is a lawned area beyond the pavement which is maintained by the council. Subsequently this means that there is an open outlook at the front of the house at all times. To the rear there is a traditional style yard which is a great place to sit out and enjoy (Yorkshire weather permitting).



Oakroyd Mount, Stanningley, Pudsey, LS28

Approximate Area = 829 sq ft / 77 sq m
Limited Use Area(s) = 99 sq ft / 9 sq m
Total = 928 sq ft / 86 sq m

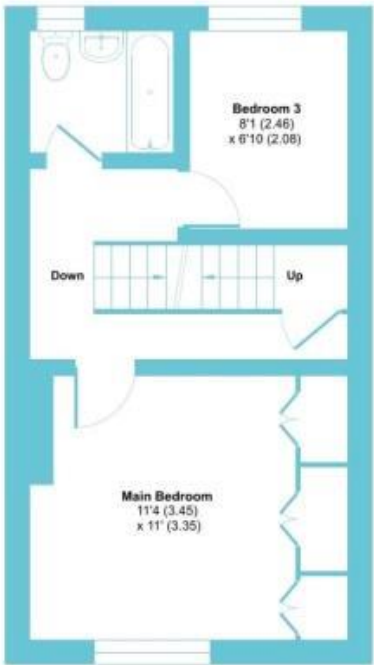
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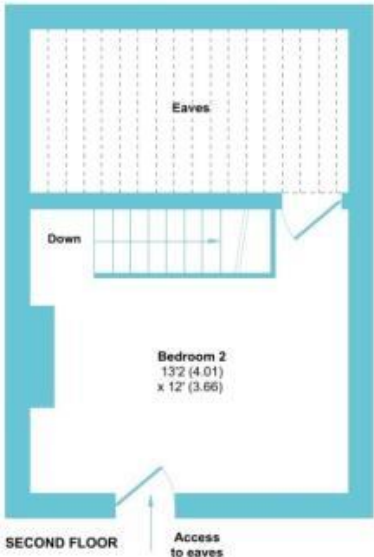
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Access to eaves



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2022. Produced for Linley & Simpson. REF: 845277

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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:

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