



HOUGH SIDE ROAD,  
PUDSEY, LEEDS,  
LS28 9DD  
£210,000

3 Bedroom House

LINLEY &  
SIMPSON

FANTASTIC, EXTENDED FAMILY HOME. Attention first time buyers and investors. Available for sale with no onward chain is this lovely three-bedroom end terrace with impressive internal and external space including an extended reception room, detached garage and much more. View today to avoid disappointment!

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.

## **Accommodation**

### **Ground Floor**

#### **Entrance**

Main entrance into the property at the front is into a welcoming side entrance porch which leads into the internal hallway.

#### **Kitchen**

The kitchen is a nicely sized, family room at the front of the house on the ground floor. There are ample wall and base units which are tasteful and modern. The kitchen has been well maintained by the current owners to a very high standard.

#### **Living/ Dining Room**

The rear of the ground floor is the house living/ dining room which is a lovely large room which has been extended to make an even larger entertaining space. There is a rear skylight in the ceiling and rear French doors leading out onto the garden making this room a lovely entertaining space for all ages.

#### **House Bathroom**

The house bathroom is located on the ground floor, which at first glance seems an odd placement for it but it works very nicely downstairs. If entertaining there is no need to go upstairs do it is like also having a downstairs W.C. There is a 'P' shaped bath with over-head shower, toilet and hand basin too within.

### **First Floor**

#### **Master Bedroom**

The master bedroom on the first floor and is a rear (garden)-facing double bedroom which is the full width of the house. There are impressive wardrobes within the house and it has a lovely rear facing window with garden views and views over the fields beyond.

#### **Bedroom Two**

The second bedroom is also located on the first floor and is a double bedroom which has a lovely open view over the front garden. The second bedroom is currently laid out as a large single room.

#### **Bedroom Three**

The third bedroom is a single bedroom also at the front of the house which would be a great home office/ study.

### **External**

At the front of the house there is an impressive sized front garden which is well established and creates a buffer from the road to the house, the driveway is at the side of the front garden and leads to the detached single garage with power and light which has been re-roofed in the last 6 years. To the rear of the house there is an impressive, enclosed and private rear garden which is laid mostly to lawn with a patio adjoining the house. There is an additional part of land at the side and rear of the house and garden which is actually owned by 33 Hough Side Road, vehicular access has to be left clear for one of the neighbours but this is still additional external space.





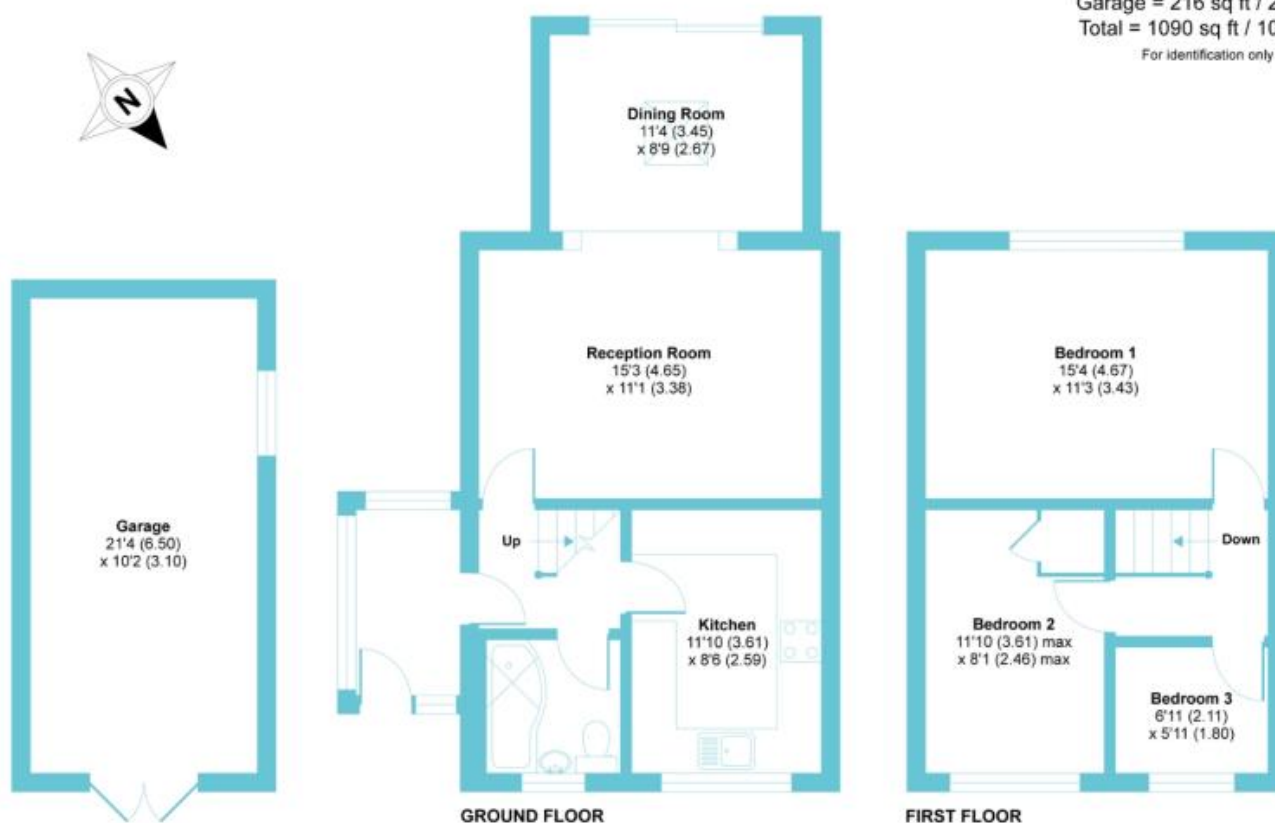
## 33 Hough Side Road, Pudsey, LS28 9DD

Approximate Area = 874 sq ft / 81.2 sq m

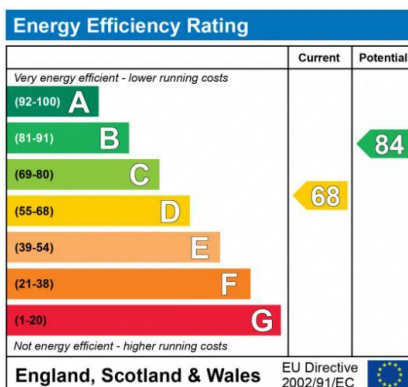
Garage = 216 sq ft / 20.1 sq m

Total = 1090 sq ft / 101.3 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). © nichecom 2021. Produced for Linley & Simpson. REF: 721646



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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