



**HomeBuyers**  
PROPERTY SERVICES

BRICK MILL ROAD, PUDSEY LS28 9EN

**£109,999**







## BRIEFLY COMPRISING

Living Room. Kitchen. Staircase and Landing.  
Double Bedroom. Bathroom. Cellar.

## LOCATION

Good access to Pudsey town centre amenities, parks, golf courses, country walks, supermarkets, cafes, pubs, bars and restaurants, schools, leisure centres, swimming pool, the Aire valley with canalside walks and nature reserve, The Owlcotes Retail Centre with Asda and M&S, and commuting to Leeds and Bradford by car, bus and train via the nearby Leeds Ring Road and railway stations.

## DIRECTIONS

From our Pudsey office, turn left on Lidget Hill and proceed straight through the traffic lights on to Robin Lane. Follow the road around the right and left bends, passing Crawshaw School on the left. Turn left on to St Vincent Road and at the T-junction turn right on to Brick Mill Road and park immediately on the right. The property is located on the left may be identified by the HomeBuyers For Sale board.



## TENURE

Freehold

## COUNCIL TAX BAND

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## DISCLAIMER

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeBuyers.





**GENERAL DESCRIPTION** CHARMING & WELL PROPORTIONED VICTORIAN CHARACTER Stone Built BACK to BACK TERRACE COTTAGE \*\* ONE LARGE DOUBLE BEDROOM with FEATURE DECORATIVE BLACK METAL ARCHED FIREPLACE \*\* SPACIOUS LIVING ROOM with DINING AREA, FEATURE MARBLED SLATE ADAM STYLE FIREPLACE with DECOR ATIVE METAL ARCHED INSERT, DOG GRATE, TILED COLUMNS & HEARTH, OAK STYLE LAMINATE FLOORING \*\* MODERN FITTED BEECH SHAKER STYLE KITCHEN with PATTERNED GLAZED WALL CABINETS, DRAWERS, GREY STONE EFFECT WORKTOPS, RUSTIC STYLE CERAMIC HARLEQUIN TILED SPLASHBACKS, TILED FLOOR \*\* LARGE MODERN WHITE FOUR PIECE BATHROOM with GLAZED MAINS SHOWER CUBICLE, CHROMED CENTRAL HEATED TOWEL RAIL, PART CERAMIC TILED WALLS with MOSAIC TILED FEATURE PANELS, GREY SLATE TILED EFFECT LAMINATE FLOORING \*\* Gas CENTRAL HEATING with COMBINATION BOILER \*\* White uPVC DOUBLE GLAZING \*\* CONTEMPORARY LIGHT NEUTRAL DECOR \*\* VICTORIAN STYLE PANELLED PINE DOORS \*\* USEFUL TWO ROOM STONE FLAGGED STORAGE CELLAR with STONE SHELVING, POWER & LIGHT \*\* ENCLOSED FLAGGED & PEBBLED PATIO GARDEN with FLORAL & SHRUBBERY BORDERS, CAPPED STONE BOUNDARY WALLS, WOOD PALING FENCING, SOUTH WESTERLY ASPECT for AFTERNOON & EVENING SUN \*\* ON STREET PARKING \*\* CONVENIENT for LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD \*\* OF PARTICULAR INTEREST to FIRST TIME BUYERS, DOWNSIZERS & LANDLORDS SEEKING AFFORDABLE CHARACTER ACCOMMODATION with A SUNNY GARDEN in a CONVENIENT LOCATION \*\* NO CHAIN.



## ACCOMMODATION COMPRISES

### LIVING ROOM

13' 11" x 13' 4" (4.24m x 4.06m) max





KITCHEN

14' 2" x 4' 7" (4.32m x 1.4m)





STAIRCASE AND LANDING  
5' 6" x 3' 2" (1.68m x 0.97m) max



## DOUBLE BEDROOM

14' 0" x 11' 2" (4.27m x 3.4m) max



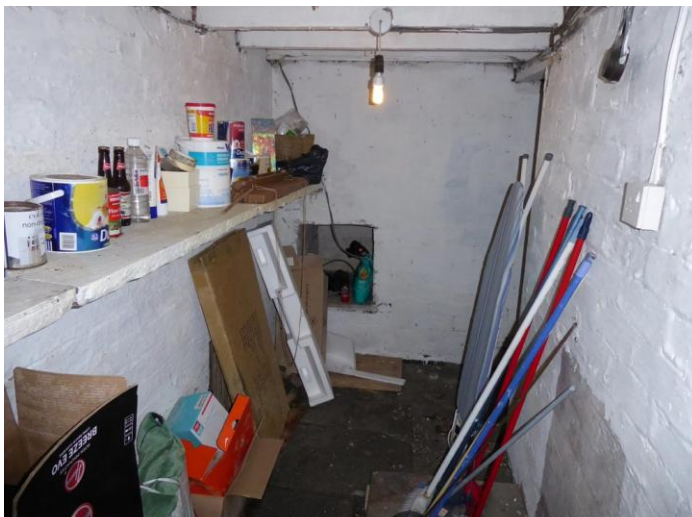


BATHROOM

11' 0" x 6' 11" (3.35m x 2.11m)







CELLAR

14' 1" x 5' 2" (4.29m x 1.57m) max









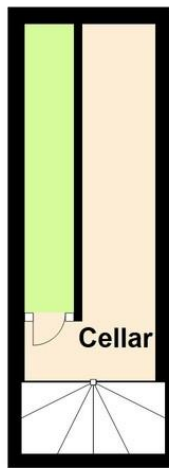
## Ground Floor

Approx. 26.9 sq. metres (289.0 sq. feet)



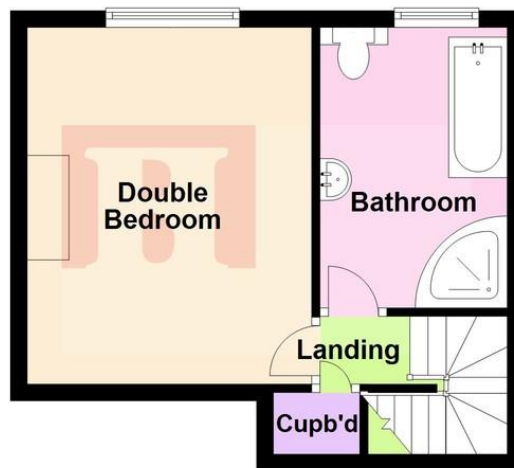
## Cellar

Approx. 0.0 sq. metres (0.0 sq. feet)

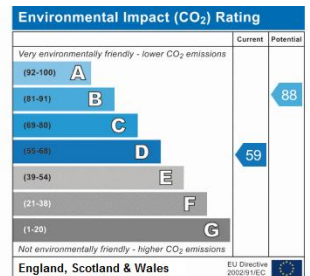
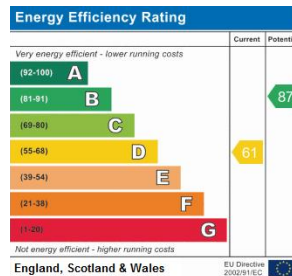
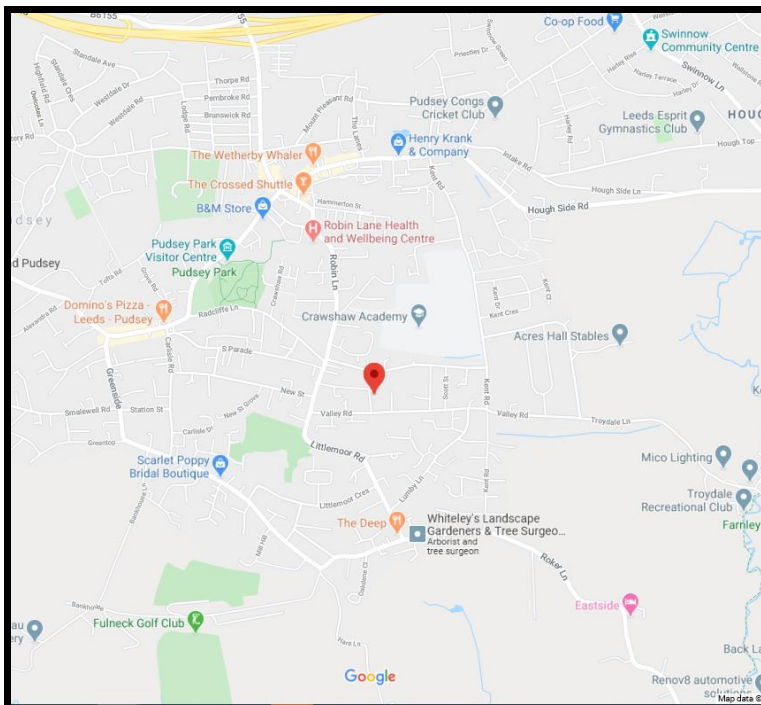


## First Floor

Approx. 26.9 sq. metres (289.0 sq. feet)



Total area: approx. 53.7 sq. metres (578.0 sq. feet)



## OPENING HOURS

### Pudsey Office

Monday to Friday  
Saturday  
Sunday & Bank Holidays

9.00am – 5.30pm  
9.00am – 4.00pm  
Closed