

HARDISTY AND CO

South Parade
Pudsey



£289,950
Offers In The Region Of

hardistyandco.com

0113 239 0012

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DELIGHTFUL, THREE bed., STONE terrace home, sited over THREE flrs., EXTREMELY WELL PRESENTED, SPACIOUS & retaining lovely PERIOD FEATURES. ENCLOSED GARDENS to front & rear & sited close to excellent amenities, SCHOOLS, the PARK & with great COMMUTER LINKS. Briefly, entrance vestibule, STUNNING LOUNGE/DINER, modern high gloss fitted KITCHEN, TWO good sized beds., & modern house bathroom to 1st flr., & IMPRESSIVE MASTER bed., to 2nd flr. Will not be around for long! EPC - D



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INTRODUCTION

Exciting opportunity in such a prime Pudsey location! We are pleased to offer onto the market this delightful, three bedroom, period stone terrace home, retaining impressive character features throughout which combine so well with the modern and stylish finish throughout. Sited over three floors and close to excellent amenities, schools, the Park and with great commuter links, comprises, to the ground floor, an entrance vestibule, fabulous bright and airy lounge/diner with open staircase up to the first floor, stripped and varnished floorboards, impressive cast iron fireplace with tiled insert and with ample dining space and a modern, stylish, high gloss white fitted kitchen with numerous integrated appliances, dual aspect and access out to the garden. Upstairs is a generous second bedroom, a single/study or maybe a nursery and modern three piece white house bathroom with thermostatic shower over the bath. To the second floor is the superb Master bedroom, a real 'haven' at the top of the house with exposed beams, eaves storage and Velux window. Outside the gardens are both enclosed, the front with a neat and tidy lawn and the rear with low maintenance in mind being mainly paved with a deck, pergola and useful, stone built garden shed. The rear garden is lovely and private too!

LOCATION

Pudsey is an Historic Market Town situated between Leeds and Bradford City Centres. With a range of very

good schools to suit various age groups, a good selection of shops and facilities and a train station a short distance away. Commuting to regional business centres is straight forward either by private or public transport. The A6120, A647 and A657 are all on hand providing major links to the motorway networks. Approximately five miles away is the Leeds-Bradford International Airport. With a wealth of leisure facilities in the vicinity including golf courses, leisure centres and countryside walks. Calverley Village is a short car ride away and offers a handful of local shops and pubs, slightly further away is Horsforth with a further varied selection of bars, eateries, shops and schools.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS28 8NZ.

ACCOMMODATION

GROUND FLOOR

Timber entrance door with transom over to ...

ENTRANCE VESTIBULE

With door to ...

LOUNGE/DINER

26'0" x 14'0"

Wow! A delightful open plan family space with definitive living and dining areas, lovely character features including a feature cast iron fireplace with tiled inserts, stripped and varnished floorboards and an impressive stained glass window to the front elevation. Open plan

staircase up to the to first floor and pleasant dining area with window overlooking the garden - ample space for table and chairs. Door to ...

KITCHEN

14'9" x 5'5"

A quality white, Shaker style fitted kitchen with solid timber worksurfaces, well planned and providing lots of storage and worktop space. Integrated double electric oven, halogen hob, extractor fan over, dishwasher, washing machine and fridge freezer. Solid wood flooring, inset spotlighting and modern anthracite central heating radiator. Plenty of natural light from the dual aspect windows to the rear and side elevations and with access out to the rear garden.

FIRST FLOOR

LANDING

The open staircase continues up from the lounge/diner and continues up to the second floor. Doors to ...

BEDROOM TWO

13'10" x 12'10"

A good size double bedroom at the front of the house with lovely high ceiling and useful understair storage. Feature cast iron fireplace with alcoves to both sides of chimney breast wall.

BEDROOM THREE/STUDY

9'1" x 6'4"

Currently used as an office with attractive stained glass window to the rear elevation - ideal child's room or nursery too if required. Useful fitted storage.



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BATHROOM

9'1" x 6'1"

A generous house bathroom incorporating a bath with thermostatic shower/controls over, WC and pedestal wash hand basin. Modern wood effect flooring and part tiled in mosaic style ceramics to wet areas. Window to the rear elevation.

SECOND FLOOR

MASTER BEDROOM

14'1" x 13'10"

Wow!! A truly stunning Master bedroom at the top of the house, a real 'haven' with exposed beams, eaves storage to the front and Velux window. Recessed spotlighting and feature decor to one wall.

OUTSIDE

There is a lovely, enclosed lawned garden to the front with a path leading to the front door. The rear garden is also enclosed and safe, mainly paved and private and has a deck/ pergola area to sit out and enjoy the sunshine. Handy stone built storage shed out there too!

BROCHURE DETAILS

Hardisty & Co prepared these details, including photography, in accordance with our estate agency agreement.

ADDITIONAL SERVICES - Disclosure Of Financial Inte
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective

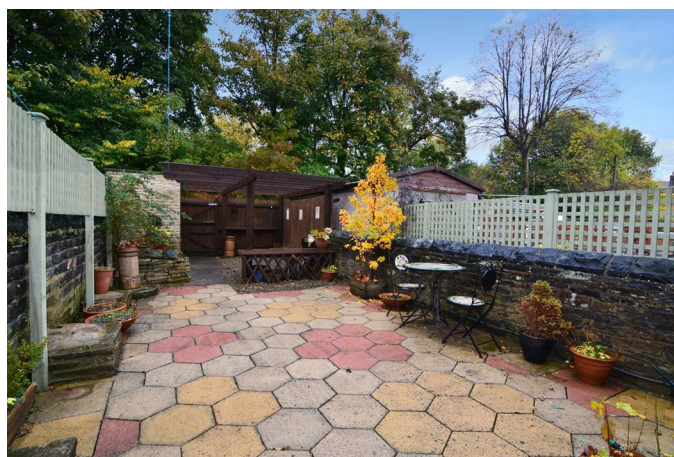
purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

PHOTOGRAPHIC IMAGES

The photographic images used within the marketing of this property were taken prior to the property being LET, so therefore the actual presentation may vary slightly.



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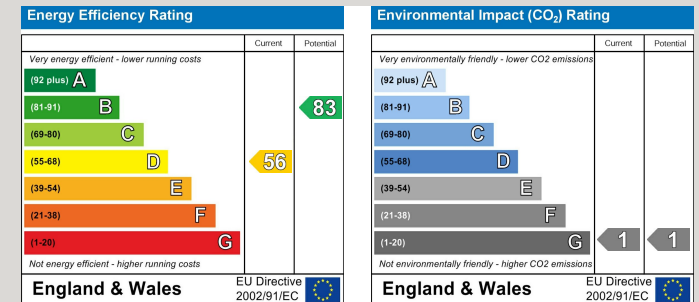
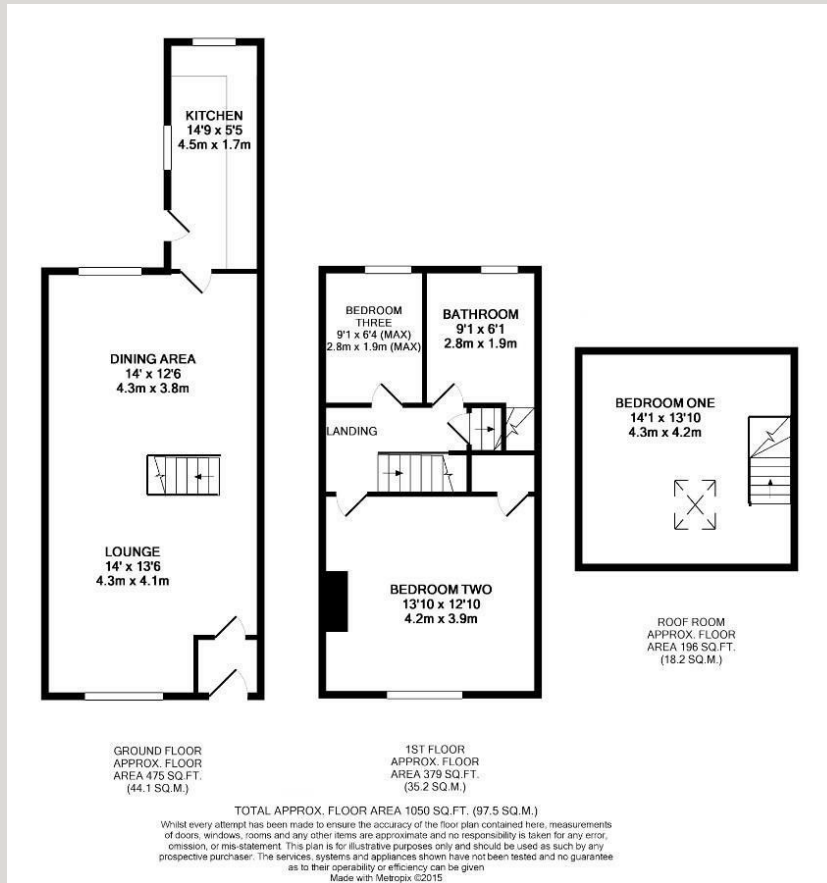
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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