



HOME

MARKETING & MANAGEMENT

THE COTTAGE, SMALEWELL GARDENS, PUDSEY LS28 8HS

£190,000



Terraced Cottage
Two Double Bedrooms
Three Reception Areas
Dining Kitchen
Potential to Extend (STP)
Large Tiered Gardens
Upvc D/Glazed; Gas C/Heated
Parking For Two Cars
Long Distance Views
Access to Countryside



£190,000

GENERAL DESCRIPTION

Located in a highly sought after location this two double bedroom cottage, in need of modernisation throughout, offers a unique opportunity to purchase a character home with potential to improve and extend (subject to necessary planning consents). The property will be of interest to both professional developers and imaginative purchasers seeking to acquire a property which benefits from: Large tiered lawn and patio gardens; off street parking for two cars; dining kitchen; three reception areas; greenhouse and garden shed; two double bedrooms with double height ceilings; Upvc double glazing; gas central heating with combination boiler; easy access to open countryside; cul-de-sac location. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, size and potential of this charming home. No Chain. Vacant Possession

TENURE
Freehold

ROOM MEASUREMENTS

PORCH 7' 3" x 3' 8" (2.21m x 1.12m)

LIVING ROOM 13' 4" x 11' (4.06m x 3.35m) max Irregular

INNER HALL 5' 7" x 2' 4" (1.7m x 0.71m) max

KITCHEN 11' 7" x 11' 2" (3.53m x 3.4m) max

SUN ROOM 15' 1" x 6' 10" (4.6m x 2.08m) max

CONSERVATORY 10' 0" x 6' 9" (3.05m x 2.06m)

STAIRCASE & LANDING 8' 7" x 2' 10" (2.62m x 0.86m) max

DOUBLE BEDROOM 1 12' 2" x 10' 1" (3.71m x 3.07m) + robes

DOUBLE BEDROOM 2 9' 5" x 6' 1" (2.87m x 1.85m) max irregular

BATHROOM 14' 2" x 4' 8" (4.32m x 1.42m) max irregular



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

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 HomeMM.

