

# HOME MARKETING & MANAGEMEN

### 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



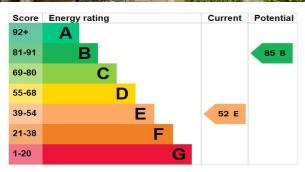












The graph shows this property's current and potential energy rating.

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#### 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)

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

**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

### **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.

