



Smalewell Road, Pudsey, LS28 8PS

welcome to

Smalewell Road, Pudsey

This detached home on Smalewell Road offers five bedrooms, standout character features and a modern kitchen, plus two bathrooms, a WC in the porch, a cellar, a garage and a low-maintenance rear garden—ideal for families seeking space and style in a sought-after location.



Property Information

This impressive detached property on Smalewell Road offers spacious and versatile living across five well-proportioned bedrooms, beautifully complemented by charming character features throughout. The home boasts a modern, well-equipped kitchen and two stylish bathrooms, providing comfort and practicality for family living. A convenient WC located in the porch adds further everyday functionality.

Additional highlights include a useful cellar, ideal for storage or utility use, a garage offering secure parking, and a delightful rear garden with low-maintenance spaces perfect for outdoor relaxing or entertaining. With its blend of period charm and modern convenience, this property is an exceptional opportunity in a sought-after location.

Ground Floor Entrance Hall

The entrance hall features coving details, carpeted flooring, an original bannister, a radiator, stairs leading to the first floor, access to the kitchen, lounge and dining room, and a front door with stained glass.

Lounge

16' 10" x 14' 6" (5.13m x 4.42m)

The lounge offers a multi-fuel burner fireplace, a double-glazed window to the rear, coving details, two radiators, wooden flooring and a high ceiling, with access through to the entrance hall and kitchen.

Dining Room

16' 2" x 12' 1" (4.93m x 3.68m)

The dining room features a radiator, wood parquet flooring, coving details, an exposed stone feature and a double-glazed window to the front.

Kitchen

13' 1" x 9' 4" (3.99m x 2.84m)

The kitchen benefits from a double-glazed window to the rear, laminate flooring, spotlights and downlights, wall and base units, a porcelain sink, an integrated cooker, fridge-freezer and dishwasher, an

extractor fan, a breakfast bar, and access to the entrance porch.

Entrance Porch

The entrance porch, accessed from the rear, features tiled walls and flooring, double-glazed windows on all sides and spotlights throughout.

Downstairs Wc

The downstairs WC includes a wash basin, tiled walls and flooring, a double-glazed window to the side and spotlights.

First Floor Landing

The landing offers carpeted flooring, coving details, a double-glazed window to the side, stairs leading to the ground floor, and access to all bedrooms and the bathroom.

Bedroom Four

9' 7" x 8' 11" (2.92m x 2.72m)

Bedroom Four features a double-glazed window to the front, a radiator, laminate flooring and a built-in wardrobe.

Bedroom Three

13' 11" x 12' 1" (4.24m x 3.68m)

Bedroom Three offers a high ceiling, laminate flooring, two built-in wardrobes, a radiator, and a double-glazed window to the front.

Bedroom Two

14' x 13' 11" (4.27m x 4.24m)

Bedroom Two is a large double room featuring high ceilings, carpeted flooring, a radiator, a built-in storage cupboard and a double-glazed window to the rear.

Bedroom Five

10' 5" x 6' 6" (3.17m x 1.98m)

Bedroom Five, currently used as a study, is a single room featuring carpeted flooring, a radiator, built-in shelving and a double-glazed window to the rear.

Bathroom

The bathroom features a frosted double-glazed window to the rear, tiled flooring and walls, spotlights, fitted storage cupboards, a wash basin, a WC and a large freestanding Victorian style claw foot bath with a shower over.

Second Floor Bedroom One

24' 1" x 18' 1" (7.34m x 5.51m)

Bedroom One is a spacious double room featuring exposed beams, eaves storage, two radiators, spotlights, carpeted flooring, a stained-glass window to the side with views of the church, two double-glazed windows to the other side, a loft hatch, and access to both the ensuite and a walk in wardrobe.

Ensuite

The ensuite includes a shower, tiled walls and flooring, a wash basin, a WC and a radiator.

Cellar

The cellar, accessed from the entrance hall, offers plumbing, electric and lighting, two separate rooms, and is ideal for storage or potential utility use.

Rear Garden

The south-facing rear garden offers a low-maintenance astro-turfed area, a patio space, and a selection of mature shrubs and bushes, along with a covered storage area and a useful brick outbuilding.

Parking

Parking is available on-street, with a right of way along the driveway at the side of the house leading to a row of garages, of which only one belongs to the property. The property's garage benefits from an electrical supply and also features an inspection pit—an added bonus for anyone who may need workspace or vehicle-maintenance capability.

Agents Note

The property benefits from owned-outright solar panels and an air source heat pump.



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welcome to

Smalewell Road, Pudsey

- 5 BEDROOMS
- CHARACTER FEATURES
- REAR GARDEN
- GARAGE
- CELLAR

Tenure: Freehold

EPC Rating: E

Council Tax Band: D

£485,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115642 - 0003

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