



**HomeBuyers**

PROPERTY SERVICES

WEST TERRACE STREET, STANNINGLEY LS28 6EQ

**£89,999**



## BRIEFLY COMPRISING

Entrance Hall. Living Room including Breakfast Kitchen. Staircase and Landing. Double Bedroom. Shower Room. Cellar.

## LOCATION

Good access to local amenities, Pudsey town centre, Farsley village centre, cafes, bars, pubs and restaurants, parks, schools, supermarkets, leisure centres, swimming pool, golf courses, the Aire valley with canal side 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 and Bradford Ring Roads and New Pudsey railway station.

## DIRECTIONS

From our Pudsey office, turn right on Lidget Hill which becomes Richardshaw Lane. Proceed through the traffic lights, over the bypass, under the bridge and turn left at the mini roundabout on to Bradford Road. West Terrace Street is located on the left and is pedestrian access only via a shared stone flagged footpath. The property is located on the right and may be identified by the HomeBuyers For Sale board. Parking is available on Bradford Road.

## TENURE

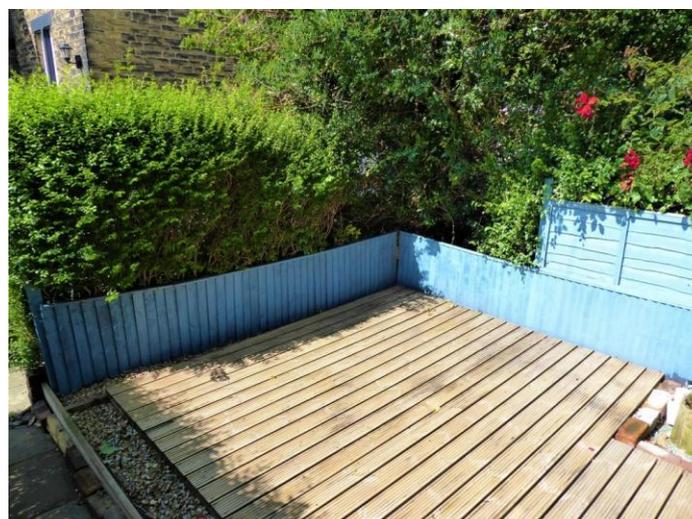
Freehold

## 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, SECLUDED & WELL PRESENTED VICTORIAN Stone Built MID BACK to BACK TERRACE COTTAGE \*\* ONE LARGE DOUBLE BEDROOM with FEATURE DECORATIVE METAL FIREPLACE \*\* DELIGHTFUL OUTLOOK to OLD STONE CHURCH BUILDING \*\* SPACIOUS LIVING ROOM with WHITE ADAM STYLE FIREPLACE, ILLUMINATED ARCHED DISPLAY ALCOVE with FITTED CUPBOARD & GREY OAK STYLE LAMINATE FLOORING \*\* OPEN PLAN to MODERN FITTED GREY & WHITE SHAKER STYLE KITCHEN AREA with CIRCULAR SOLID OAK BLOCK BREAKFAST BAR, POLISHED BLACK GRANITE WORKTOPS, WINE FRIDGE, BLACK CERAMIC HOB, STAINLESS STEEL OVEN & EXTRACTOR \*\* MODERN WHITE HALF TILED SHOWER ROOM with ELECTRIC SHOWER CUBICLE\*\* CONTEMPORARY LIGHT & ACCENT DECOR \*\* Gas CENTRAL HEATING with COMBINATION BOILER \*\* Mahogany Effect uPVC DOUBLE GLAZING \*\* USEFUL THREE ROOM UTILITY CELLAR with LIGHT WELL (POTENTIAL for DEVELOPMENT SUBJECT to APPROVAL) \*\* DECKING PATIO GARDEN with SOUTH WESTERLY ASPECT for AFTERNOON & EVENING SUN \*\* DECORATIVE DRESSED STONE SCROLLED CORBELLED PORTICO, LINTELS & SILLS \*\* Head of PEDESTRIAN CUL DE SAC LOCATION with SHARED STONE FLAGGED FOOTPATH \*\* ON STREET PARKING \*\* CONVENIENT for LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD \*\* OF PARTICULAR INTEREST to FIRST TIME BUYERS, PROFESSIONAL COUPLES & LANDLORDS SEEKING AFFORDABLE, WELL PROPORTIONED CHARACTER ACCOMMODATION in an ADVANTAGEOUS, OUT-OF-THE-WAY LOCATION \*\* NO CHAIN.

ENTRANCE HALL

3' 8" x 3' 3" (1.12m x 0.99m)



LIVING ROOM

14' 9" x 12' 5" (4.5m x 3.78m) max





OPEN PLAN BREAKFAST KITCHEN  
13' 0" x 4' 6" (3.96m x 1.37m) max

### STAIRCASE AND LANDING

7' 1" x 6' 1" (2.16m x 1.85m) max

N.B. the attic above this property is partly owned by an adjoining property, thus creating a "flying freehold"; this should be notified to your mortgage lenders, insurance brokers and solicitors.



### DOUBLE BEDROOM

14' 9" x 9' 4" (4.5m x 2.84m) max





**SHOWER ROOM**

7' 3" x 5' 11" (2.21m x 1.8m) max



**CELLAR ROOM 1**

15' 8" x 9' 7" (4.78m x 2.92m) max





CELLAR ROOM 2  
15' 8" x 4' 10" (4.78m x 1.47m) max



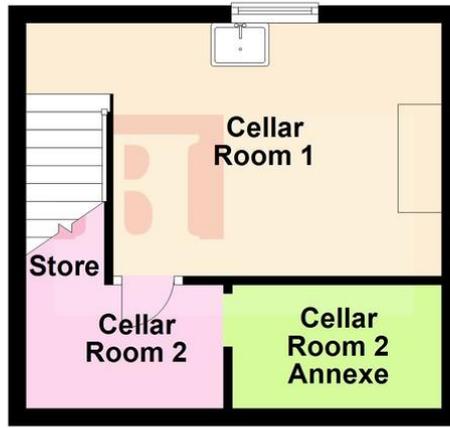


**SHARED PEDESTRIAN ACCESS**

N.B. there are two additional shared pedestrian passageways from West Grove Street to the rear which does have limited vehicular access.

## Basement

Approx. 21.3 sq. metres (228.7 sq. feet)



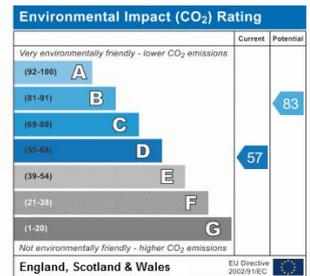
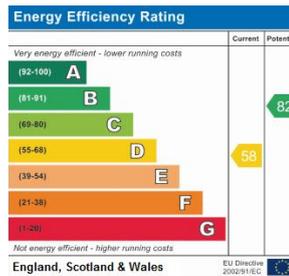
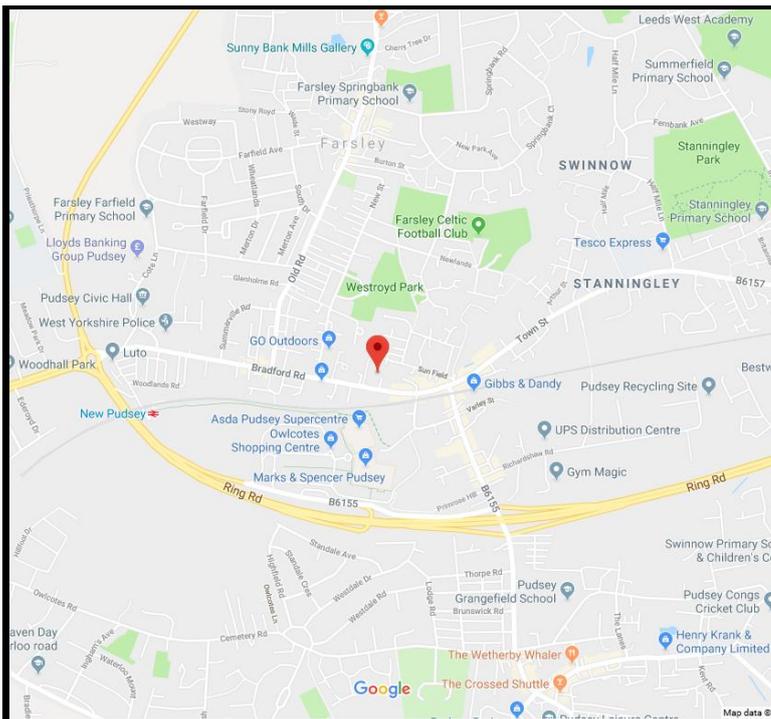
## Ground Floor

Approx. 22.5 sq. metres (241.8 sq. feet)



## First Floor

Approx. 21.4 sq. metres (230.2 sq. feet)



Address:  
16 West Terrace Street Stanningley LS28 6EQ

## OPENING HOURS

### Pudsey Office

Monday to Friday  
Saturday  
Sunday & Bank Holidays

9.00am – 5.30pm  
9.00am – 4.00pm  
Closed

