



2a Hough Side Road

Pudsey

- Renovated Grade II Listed home
- 7 bedrooms & 5 bathrooms
- Plus a 2 bed/1 bath annexe
- Landscaped gdns/extensive parking
- Superb throughout! EPC...TBC

EPC Rating

hardistyandco.com

0113 239 0012

2a Hough Side Road

Pudsey

SEVEN BEDROOM/FIVE BATHROOM HOME with additional SELF-CONTAINED 2 BED/1 BATH ANNEX FOR HOME WORKING ETC - 'Grade II' Listed, offering some 4172 Sq.ft. RECENTLY CONVERTED & SUPERB THROUGHOUT, with a stylish presentation. EXTENSIVE RECEPTION SPACE, LARGE KITCHEN/DINING AREAS, utility, study & downstairs shower room. Over 3 floors, plus LARGE BASEMENT with bags of potential to create a gym, cinema room etc, plus an externally accessed office. ELECTRIC GATES to landscaped gardens & CONSIDERABLE PARKING - Altogether a stunning, spacious, versatile home in a convenient and central location, VIEWING IS HIGHLY RECOMMENDED!



INTRODUCTION

An extremely spacious, 'Grade II' Listed family home offering some 4172 Sq ft of accommodation comprising seven bedrooms, five bathrooms in the main house and a two bedroom, one bathroom annex which is ideal either for relatives, guests or as a home office suite with private access, suitable for running a business. The condition throughout is superb, recently converted from the former Victoria public house, with a stylish presentation, modern finish and open-plan layout which is perfectly suited to family living. Practical requirements are taken care of by the addition of a utility room, study and downstairs shower room. There is a large basement with bags of potential in which to create a gym, cinema room etc if desired, plus an externally accessed office. An Electric gate permits access to the parking and landscaped gardens, boasting a terrace, deck and Astroturf for play! Altogether a stunning, spacious, versatile home in a convenient and central location, viewing is very highly recommended!

LOCATION

Pudsey is a Historic market Town situated between Leeds and Bradford City Centres. Commuting to both 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. Just along the A647 is the popular Owlcoates Centre at Pudsey offering a selection of major high street retailers and a train station and Pudsey has its own town centre offering an array of amenities. Calverley Village is a short car ride away and offers a handful of local shops, pubs and two golf courses. The neighbouring town of Pudsey is a short distance away with shops, restaurants and pubs. Only a short car ride away is the neighbouring 'village' of Horsforth where a further selection of shops, pubs, restaurants and eateries can be found.

HOW TO FIND THE PROPERTY

SAT NAV POST CODE LS28 9BR.

ACCOMMODATION

TO THE GROUND FLOOR

Entrance door into...

ENTRANCE VESTIBULE

With a real feeling of Grandeur! A beautiful welcome to the home, french doors into...

LIVING/DINING KITCHEN

A superb space with an open-plan layout, perfectly suited to modern day family living. Fitted with a comprehensive range of cabinetry and drawers with marble work-surfaces. Inset ceramic one and a half bowl sink, side drainer and mono-bloc mixer tap. Integrated electric double oven and four point electric hob, microwave, wine chiller and dishwasher. Under-floor heating. Opens into...

LIVING/DINING SPACE

A fabulous versatile area, ideal for family time or entertaining. Plenty of space for a sofa, dining table and chairs etc. Opens into the snug. Feature red brick chimney breast with open grate fire. Contemporary decor. This area really is the hub of the house.

REAR HOUSE VESTIBULE

Very handy space for shoes etc. Door leading outside into the garden.

STUDY

7'3" x 6'0"

A versatile and practical room, would make an ideal office/study.

DOWNSTAIRS SHOWER ROOM

10'4" x 5'3"

Such a practical room, perfect for muddy children, pets etc. Luxuriously appointed with a large walk-in shower enclosure, stylish vanity unit with inset was hand basin, storage below and a mixer tap, W.C. Contemporary decor theme. Extractor fan.

FAMILY ROOM

11'0" x 11'0"

Again, versatility is the key with this room, currently a gym but has provided a wonderful family room also.

UTILITY ROOM

14'0" x 7'7"

Spacious and providing additional useful storage, this practical room has fitted units with belfast sink and mixer tap, is plumbed for a washing machine and has space for a tumble dryer too.

TO THE FIRST FLOOR

Staircase from the ground floor leading up to...

LANDING

A spacious and characterful landing with doors leading off into...

MASTER SUITE

A beautifully presented and private area providing...

MASTER BEDROOM

13'0" x 13'7"

Such a lovely room.

EN-SUITE

9'0" x 6'0"

Superbly appointed with twin showers, vanity unit with inset wash hand basin, storage below and mixer tap, W.C. Modern, stylish decor theme and tiling.

DRESSING ROOM

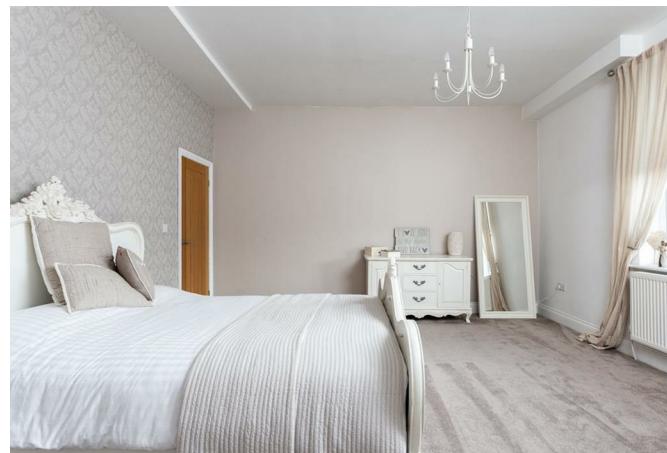
6'4" x 9'0"

This large, walk-in dressing room provides excellent hanging and storage space, we would all love one of these! The window provides a garden view.

BEDROOM TWO

13'0" x 16'0"

A most spacious double bedroom, the decor is stylish and modern.



BEDROOM THREE
17'0" x 11'0"

A fabulous large bedroom with a door leading into...

EN-SUITE
3'3" x 7'0"

Well planned and well presented with a modern three piece suite.

BEDROOM FOUR
17'5" x 15'0"

Another room with large proportions and modern colour scheme.

BEDROOM FIVE
13'0" x 8'0"

A great double room with attractive scheme of decor.

FAMILY BATHROOM
13'0" x 8'0"

'Huge'... a luxurious and most spacious bathroom, rare to find such space! Free-standing bath with feature mixer tap, 'His n Hers' twin sinks, W.C. Vertical heated towel rail.

TO THE SECOND FLOOR

This area provides a stunning versatile space which can be utilised to suit your own personal requirements. With velux windows, stunning revealed beams and room structure, exposed walling and briefly comprising....

GUEST BEDROOM
17'3" x 13'5"

So spacious, this is a beautiful, quite elegant room that some may prefer to use as a master bedroom. With feature revealed beams and stone wall. Traditional style central heating radiator. Door into...

EN-SUITE
13'4" x 10'0"

Modern, yet traditional in style, with shower enclosure and twin headed shower, W.C and mounted wash hand basin with mixer tap. Feature exposed stone wall and beams. Velux window.

PLAY ROOM/STUDIO/BEDROOM SEVEN
13'0" x 8'0"

An excellent studio or play den for smaller children, or let the teenagers have a games room here, your choice! Feature revealed stone walling. Vertical central heating radiator. The window provides a pleasant outlook.

STORE ROOM
9'5" x 19'4"

Excellent storage space. Velux window.

ANNEX

With a modern layout and offering complete versatility to suit your own personal requirements. Providing two bedrooms, both would take a double bed and a bathroom, ideal as a home office suite, additional space for relatives, guests, or to provide potential rental income. Access can be gained from within the main house or via its own external access door.

TO THE OUTSIDE

THE PLOT

Nestled behind electric gates, with extensive off-street parking and lovely landscaped gardens. A large feature deck is perfect for family time, gathering with and entertaining friends etc. An astro-turf area provides a play area for children and pets. In all, the gardens offer privacy and a great feeling of space.

OFFICE (EXTERNALLY ACCESSED)

16'4" x 8'0"

Well presented/equipped for home working or as a 'Man-Cave', teenagers den etc. French doors and smart presentation.

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 contractors. 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/>

PLANNING & BUILDING REGS.

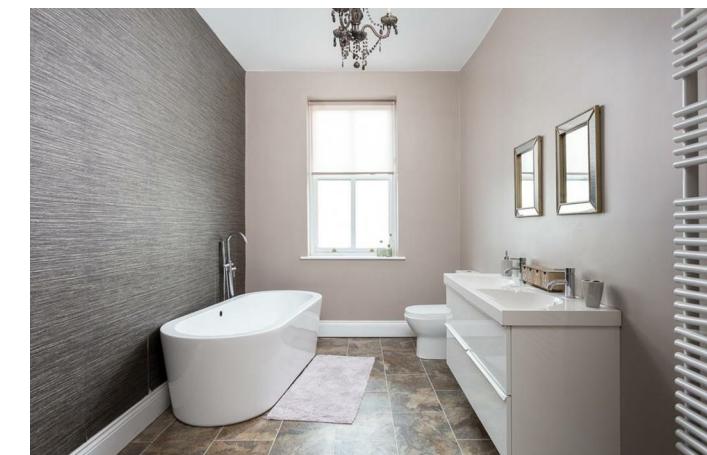
We understand from the vendors that the appropriate planning permission was secured when the property was converted from a Public House to a residential house and also satisfied Listing consent. The vendors are however in the process of securing the building regulation certificate for the conversion of the loft into living space, and expect to have this in place shortly.

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.

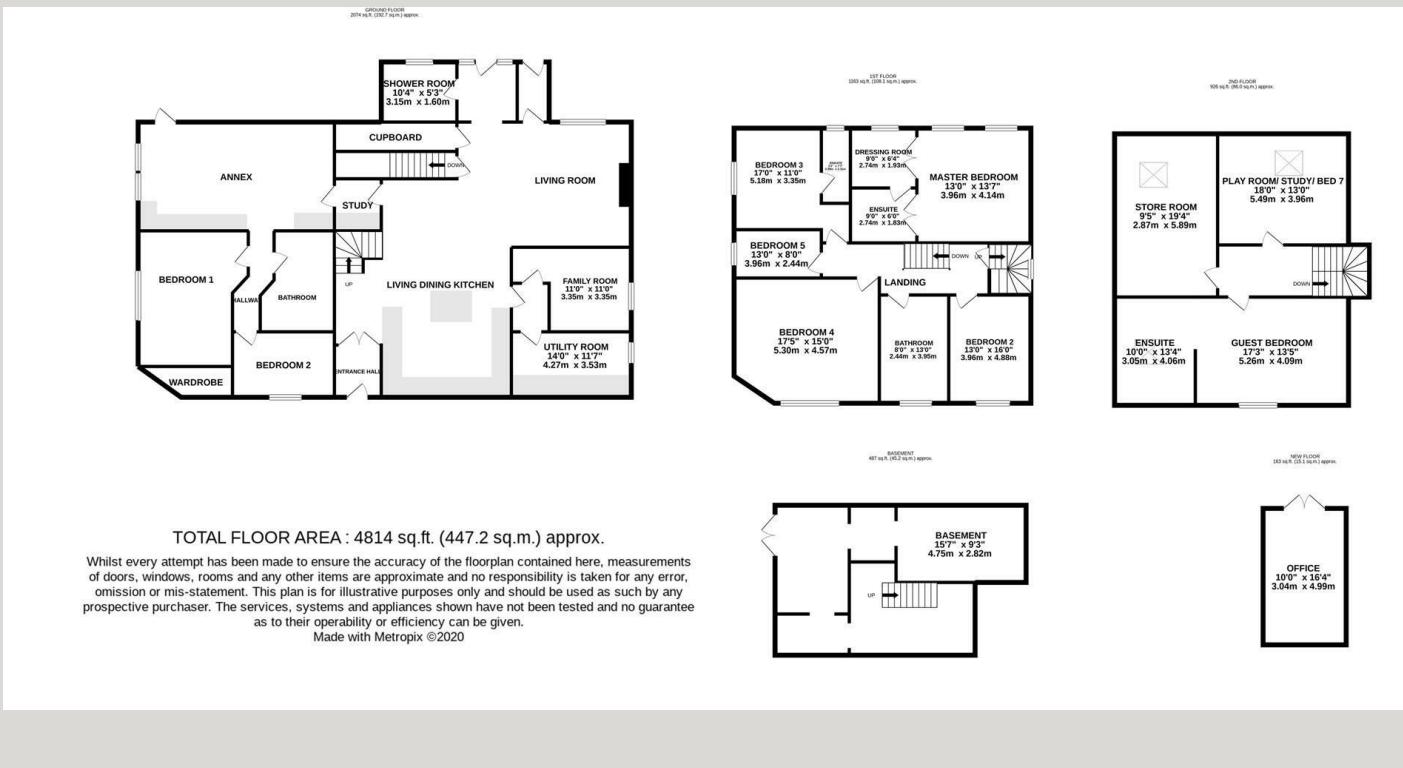
BROCHURE DETAILS

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



Leeds

Pudsey

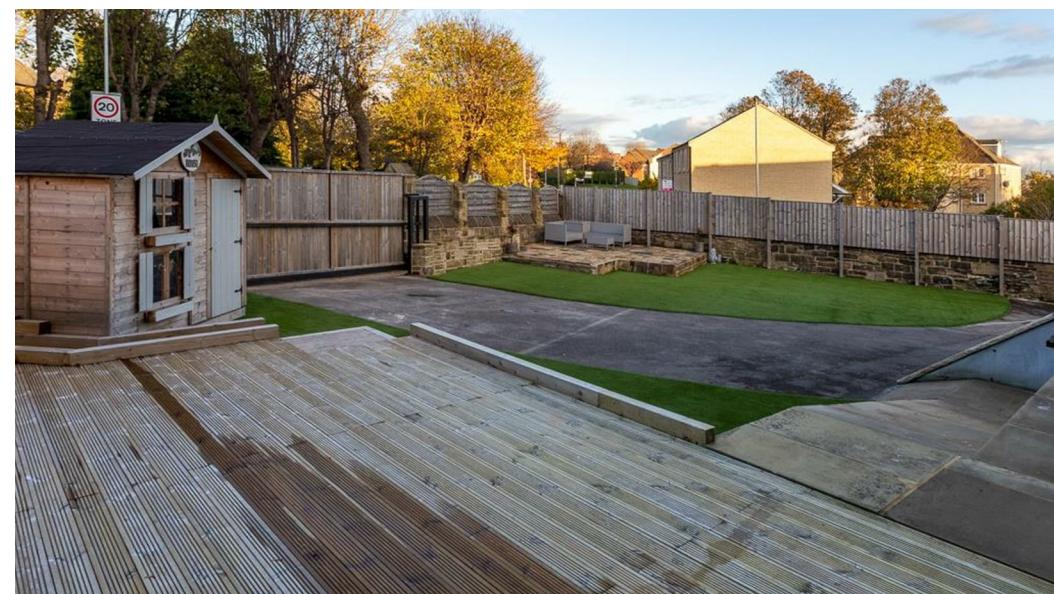


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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 The Property
Ombudsman

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