



ST LAWRENCE  
TERRACE, PUDSEY,  
LS28 7ES  
£225,000

3 Bedroom House

LINLEY &  
SIMPSON

CALLING PUDSEY CHARACTER LOVERS! Available for sale is this, deceptively large, THREE BEDROOM STONE TERRACED HOUSE in a popular part of Pudsey. Down a private road, which provides seclusion, as well as off street parking in front of the house, this is a very nicely positioned family home with a lot to offer.

Pudsey is a historic textile town in West Yorkshire boasting all the amenities one could ever need. There is a bustling town centre with an outdoor market, a wide range of shops and services and fantastic transport links. Pudsey is very well located for commuting sat geographically between Leeds and Bradford with road, bus and rail links to both West Yorkshire Cities. This very sought after area has a fantastic mix of properties, ranging from 1800's stone built houses to modern luxury developments; but still manages to retain the community feeling which makes Pudsey stand out in Yorkshire! There are a range of bars, restaurants and social amenities too as well as close by walks in the local countryside.

## **Ground Floor**

### **Entrance**

Main entrance into the house is into the ground floor internal porch. This is a great space to kick off muddy boots after enjoying the local countryside.

### **Living Room**

The main reception room at the front of the house is this lovely, large living room. The living room is well illuminated by the very large front facing window. This is a nice cosy-feeling room despite the nice high ceilings that are embellished with coving and a ceiling rose.

### **Kitchen/ Dining Room**

The kitchen/ dining room is a very large, lovely space which is great for entertaining all ages. There are tasteful wall and base units which line the room leaving an impressive open space between which can be used for a large table and guests to fill it. There is a rear external door in the kitchen/ diner and there is access to the cellar.

## **Lower Ground Floor**

### **Cellar**

Accessed via the kitchen/ diner is the staircase leading down to the cellar, which is a large room which is brilliant house storage.

## **First Floor**

### **Master Bedroom**

The master bedroom on the first floor and is a rear-facing double bedroom. This is a nice, bright room with a large double bed within as well as wardrobes and space for other furnishings too. The rear window has a nice outlook over the garden.

### **Bedroom Two**

The second bedroom is also located on the first floor and is another large double bedroom at the front of the house. This room is currently doubling as a home office which is a testament to the amount of available space.

### **Bedroom Three**

The third bedroom is also located on the first floor and is currently decorated as a child's bedroom. It would make a fantastic single room, home office or even walk in wardrobe and dressing room.

## **House Bathroom**

The house bathroom is located on the first floor and benefits from a tasteful three-piece suite with a full-sized bath with an over-head shower unit, toilet and hand basin all installed to a high standard with half tiling too.

## **External**

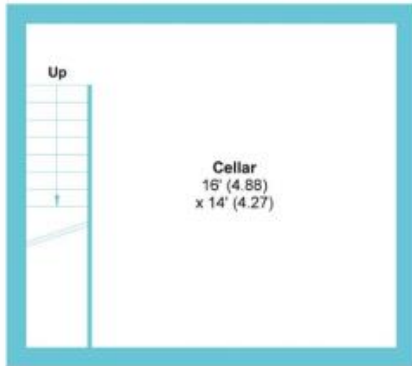
At the rear of the house there is a private yard/ garden which is a nice space to be enjoyed with friends and surprisingly to the front of the house there is a large, lawned front garden; due to the nature of the front garden being on a private road it is actually usable space and we are advised that several of the friendly neighbours do just that.



# St. Lawrence Terrace, Pudsey, LS28

Approximate Area = 1124 sq ft / 104 sq m

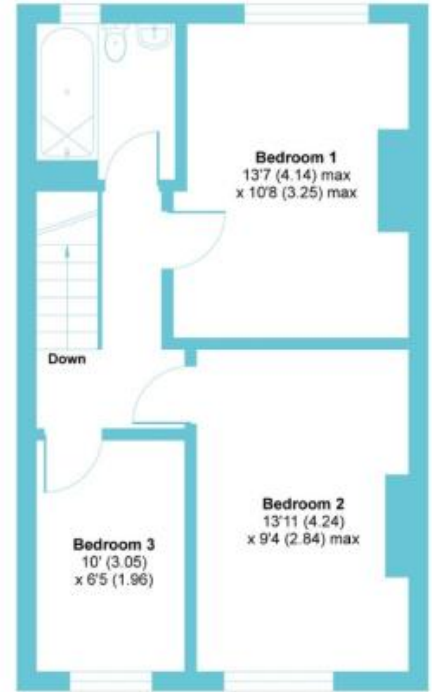
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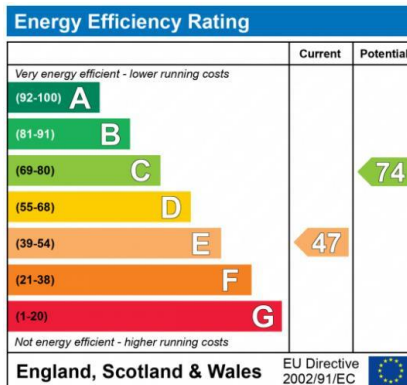
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Linley & Simpson. REF: 759479



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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