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Beaumont Square

Pudsey, LS28 8PT

£250,000



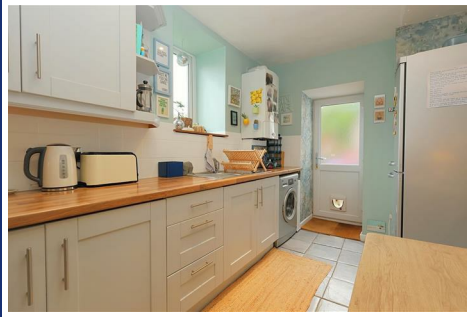
Council Tax: B



6 Beaumont Square

Pudsey, LS28 8PT

£250,000



Occupying a delightful position within the ever-desirable Beaumont Square, just off Smalewell Road, this beautiful double-fronted cottage is a home filled with character, charm and unexpected versatility.

Tucked away within a tranquil, semi-rural cul-de-sac, the property enjoys a peaceful setting while remaining conveniently connected to Pudsey's local shops, schools and everyday amenities. A wealth of nearby countryside and walking routes adds to the lifestyle appeal, making this a truly special location for those seeking village-style surroundings without feeling isolated.

Behind its attractive double-fronted exterior lies a warm and welcoming home with two separate reception rooms, a beautiful kitchen diner, three-bedroom accommodation incorporating a characterful former hayloft conversion, a cellar and an enchanting enclosed garden with a wonderfully private patio.

The property is entered through a timber and glazed entrance door into a bright central hallway, where a staircase rises to the first floor and doors open into the two reception rooms positioned on either side. To the left is the principal living room, beautifully presented with tasteful décor, plush carpeting and an impressive beamed ceiling that immediately showcases the cottage's period character. Large windows allow natural light to pour into the room, creating a warm and inviting space in which to relax.

Across the hallway is the second reception room, another generously proportioned and characterful space with a high beamed ceiling and attractive presentation. Its separate arrangement provides excellent flexibility, lending itself perfectly to use as a dining room, playroom or additional sitting room. Both reception rooms provide access towards the kitchen, allowing the accommodation to flow naturally around the ground floor.

Positioned at the rear of the home is the beautifully appointed kitchen diner. Shaker-style wall and base units with brushed steel handles bring a refined modern touch while remaining sympathetic to the cottage's traditional character. Contrasting work surfaces and a tiled splashback complete the design, alongside an integrated oven, gas hob, chrome sink and mixer tap, with further space provided for freestanding appliances. There is also room for dining, creating a welcoming and practical heart to the home.

A door from the kitchen opens into the enclosed rear garden, which feels wonderfully secluded and tucked away from the outside world. A charming lawn is bordered by traditional stone walls, while a hidden suntrap patio provides a delightful and private setting for outdoor dining, entertaining or simply unwinding in the sunshine.

A passageway from the garden leads to the adjoining former hayloft conversion, one of the home's most distinctive and appealing features. At ground-floor level is a versatile room that has previously been used as both a study and utility space. Stairs rise to a striking third bedroom with a high vaulted and beamed ceiling, dual-aspect windows and deep-set window recesses finished with stone sills. This wonderfully individual room is filled with character and also benefits from an internal connecting door into the main cottage through bedroom two, while retaining its own separate ground-floor access.

On the first floor of the main cottage, bedroom two is a well-proportioned and naturally bright room with neutral décor, carpeting and fitted wardrobes. Positioned on the opposite side is the superb principal bedroom. Generous in size and enjoying windows to two sides, this impressive double bedroom feels like a genuine retreat. A period fireplace creates a beautiful focal point, while the tasteful décor complements the age and character of the property perfectly.

Completing the first floor is an attractive house bathroom, fitted with a bath and overhead shower, wash basin and WC. Tasteful tiling and a frosted window combine practicality with the warm, characterful presentation found throughout the rest of the home.

A useful cellar with power and lighting provides additional internal storage, further enhancing the practicality of this charming cottage.

There is no formal parking agreement within Beaumont Square; however, we are advised that the current owner benefits from a long-standing arrangement for two vehicles to park behind one another within the square. We understand that this arrangement is known to and acknowledged by the other residents, although prospective purchasers should satisfy themselves regarding its continued availability.

Beautifully presented, rich in character and offering an incredibly versatile layout, this exceptional double-fronted cottage provides a rare opportunity to enjoy a peaceful semi-rural setting with local amenities and countryside walks close at hand.

Agents note: A room has been formed within the old hayloft space by a previous owner and currently used as a bedroom; however, there is no confirmation that the conversion complies with current Building Regulations, and buyers should make their own enquiries.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM

11'6" x 15'7" (3.53 x 4.77m)

SITTING ROOM

9'1" x 15'7" (2.79 x 4.77m)

KITCHEN DINER

13'10" x 7'4" (4.22 x 2.25m)

CELLAR

STUDY / UTILITY

8'5" x 15'7" (2.59 x 4.77m)

BEDROOM ONE

11'7" x 15'7" (3.54 x 4.77m)

BEDROOM TWO

9'2" x 9'4" (2.80 x 2.87m)

BEDROOM THREE

11'11" x 15'7" (3.65 x 4.77m)

FAMILY BATHROOM

6'5" x 5'8" (1.97 x 1.74m)

GARDENS



Road Map



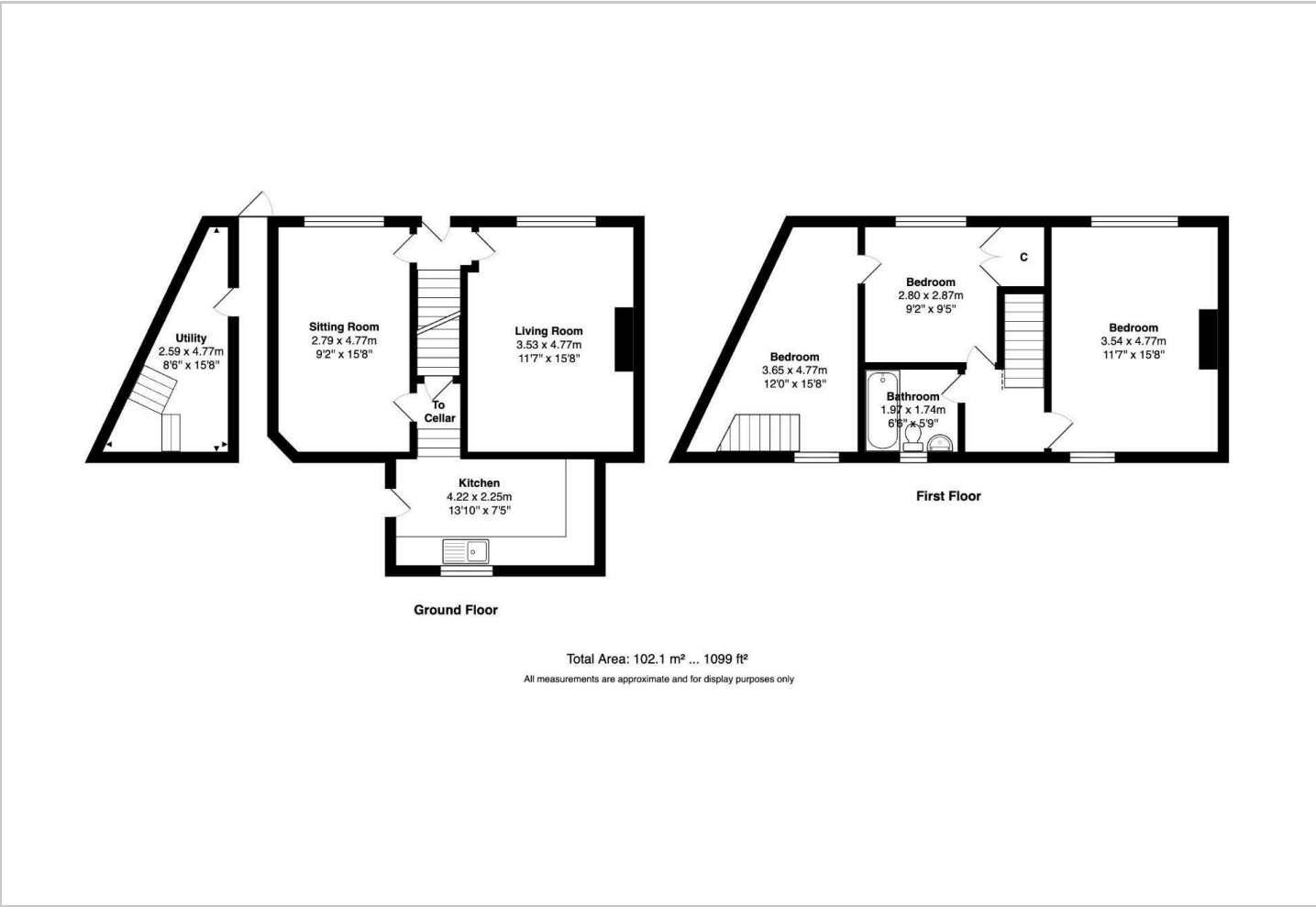
Hybrid Map



Terrain Map



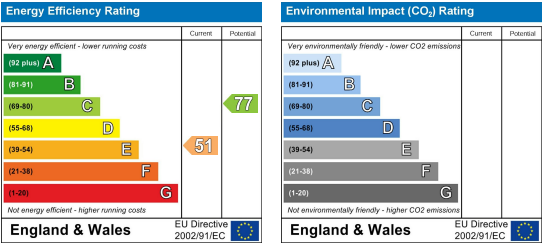
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.