

HUNTERS[®]

HERE TO GET *you* THERE



Valley Road
Pudsey, LS28 9EU

£240,000



Council Tax: B



114 Valley Road

Pudsey, LS28 9EU

£240,000



- Exceptional two-bedroom stone terrace
- Spacious living room with log-burning stove
 - Two generous double bedrooms
 - Raised south-facing front garden
 - Council tax band: B
- Approximately 87 ft enclosed rear garden
 - Characterful kitchen diner
- Further potential, subject to the necessary permissions
 - Original features and high ceilings
- Step inside with our full property walkthrough tour!

Tucked away behind a beautifully established, raised front garden, this exceptional two-bedroom stone terrace is full of charm, warmth and individuality. Offering wonderfully private gardens to both the front and rear, generous room proportions, original features, off-road parking and a garage, this is a truly special home that combines all the character buyers hope to find with the practical features properties of this style so often lack.

A real highlight is the outside space. The front garden is raised above the roadside, creating a wonderfully private and undisturbed setting that feels far removed from the road below. South-facing and beautifully planted with mature trees, shrubs and established borders, it is a genuine sun trap, with an Indian stone terrace providing the perfect place to sit, dine and enjoy the surroundings.

The accommodation is entered from the rear through a useful porch, which opens into the beautiful kitchen diner. This warm and inviting room is rich in character, with high ceilings, stripped floorboards, cottage-style units and an exposed brick chimney breast framing the cooker. There is ample space for a dining table, making this a natural heart of the home, while access to the cellar provides additional internal storage. The spacious living room is positioned at the front of the property and enjoys lovely views across the raised garden, together with direct access outside. A log-burning stove creates a cosy focal point, complemented by feature coving, high ceilings and an abundance of natural light.

To the first floor are two excellent double bedrooms, each continuing the character and generous proportions found throughout the home. The principal bedroom overlooks the front garden and features large windows, elevated views and an original cast-iron fireplace. The second bedroom enjoys a peaceful outlook over the rear garden and benefits from fitted sliding wardrobes. The bathroom is fitted with a three-piece suite comprising a bath with shower over, wash basin and WC. Original pine doors remain throughout the first floor, adding further warmth and authenticity.

A boarded loft is accessed by a drop-down ladder and provides excellent storage, together with exciting potential for conversion, subject to the necessary planning permissions and building regulations.

The rear garden is equally impressive, extending to approximately 87 ft and offering a wonderful amount of space. Predominantly laid to lawn, it is fully enclosed and surrounded by mature shrubs, climbing plants and fruit bushes, with a greenhouse and garden shed adding further appeal for keen gardeners or those wishing to grow their own produce.

Completing the outside space is off-road parking and a garage positioned to the side of the property. These practical additions are rarely found alongside a traditional stone terrace and, when combined with the generous gardens and wonderful sense of privacy, help set this home apart from many others of its type.

Situated in a popular Pudsey location, the property is well placed for local schools, shops, cafés, bars and restaurants, together with Pudsey Park, New Pudsey Railway Station and the Owlcotes Shopping Centre. Excellent road and public transport links also provide convenient access into Leeds, Bradford and the surrounding areas.

This is a home with real personality, offering period charm, exceptional gardens and a sense of space and privacy that is increasingly difficult to find.

Tel: 0113 257 6198

DINING KITCHEN
13'11" x 10'2" (4.25m x 3.10m)

LIVING ROOM
13'11" x 13'11" (4.25m x 4.25m)

BEDROOM ONE
13'11" x 13'6" (4.25m x 4.14m)

BEDROOM TWO
13'11" x 7'6" (4.25m x 2.29m)

BATHROOM
5'11" x 5'4" (1.82m x 1.65m)



Road Map



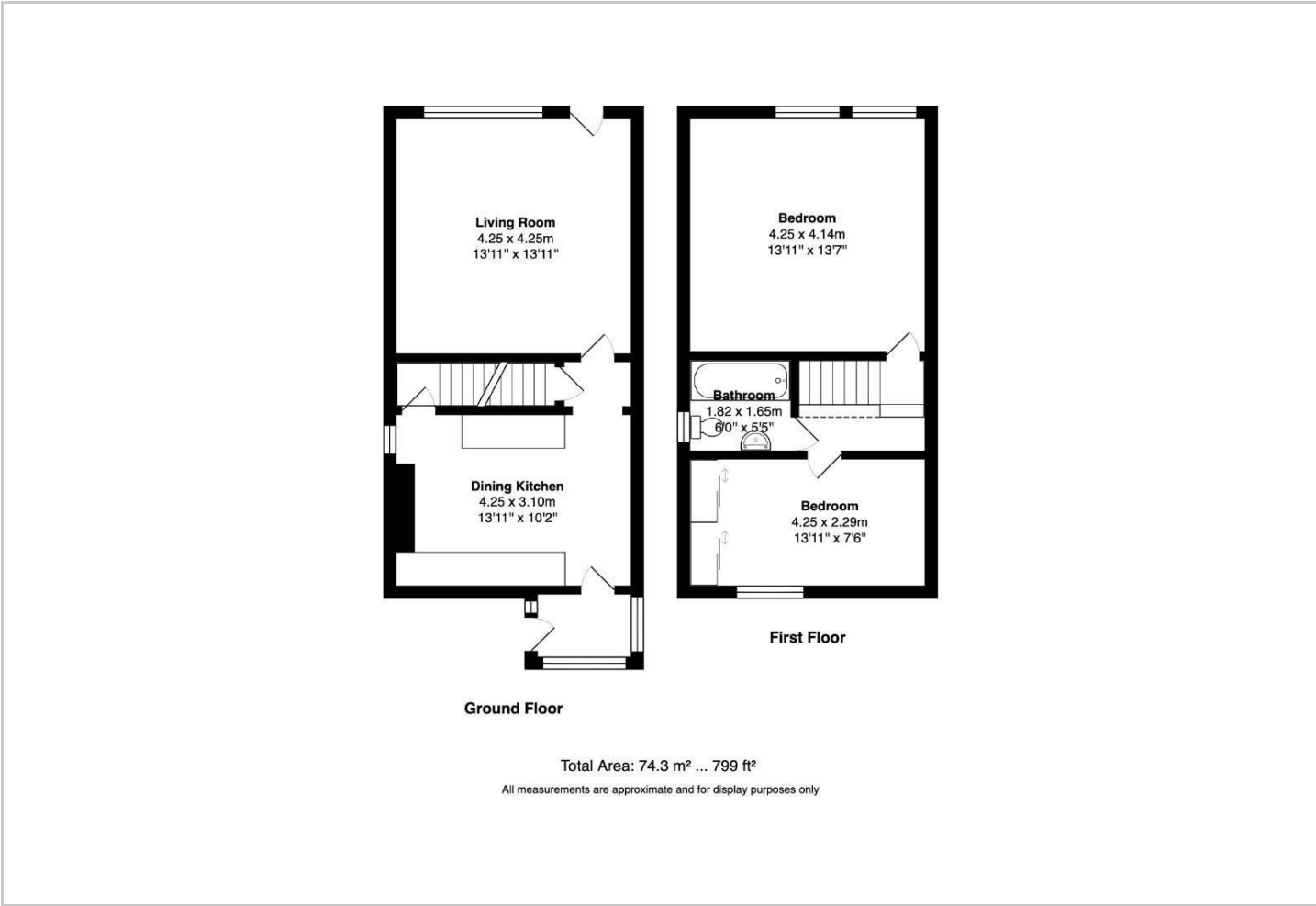
Hybrid Map



Terrain Map



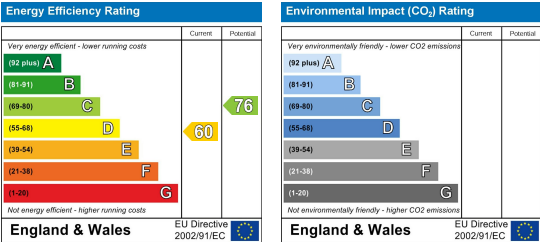
Floor Plan



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.