

# HUNTERS®

HERE TO GET *you* THERE



Hough Side Road

Pudsey, LS28 9JJ

£475,000

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# 156/158 Hough Side Road

Pudsey, LS28 9JJ

£475,000



- Stone built period house
- One of a kind - over 300 years old
- Accommodation over three floors
- Six double bedrooms
- Two reception rooms, two shower rooms
- Attention larger and growing families
- Incredible views over Post Hill
- Gardens and on street parking
- Close to local amenities and schools in Pudsey
- New combi boiler installed December 2022

EPC RATING C. Enjoying unrivalled views over Post Hill and beyond, Hunters are delighted to present this RARE opportunity to purchase a truly one of a kind SIX BEDROOM HOUSE which dates back to the 18th century. Featuring well presented and substantial accommodation set over three floors, the property showcases lots of character features and boasts a KITCHEN/DINER, TWO RECEPTIONS ROOMS, SIX DOUBLE BEDROOMS and TWO SHOWER ROOMS and is sure to be of particular interest to larger and growing FAMILIES alike. Internal viewing is absolutely essential to fully appreciate what this unique home has to offer. (We have been informed by the current owners that an Ideal combination boiler has been installed in December 2022 and includes a 12 year parts and labour warranty.)

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the accommodation briefly comprises: To the ground floor, PORCH with tiled flooring leading to the ENTRANCE HALLWAY with storage cupboard. The KITCHEN/DINER has a warm country feel and includes a good range of wall and base storage units, a range cooker, space for a low level fridge/freezer, washing machine, plumbing for a dishwasher and space for dining table and chairs. A door to the rear leads to a REAR PORCH with light/power, storage space and door to rear. The LIVING ROOM is a wonderful sized reception room and centred around a magnificent recessed fire place with gas fire, round feature window and original wooden beams. The DINING ROOM has ample space for a dining table and chairs but could equally be used as a play room or additional living room. There is a storage cupboard and stairs rising to the first floor.

To the first floor, there are THREE bedrooms, all of which double sized rooms with the bedrooms located to the front of the house having fabulous views over Post Hill. Also on the first floor is a SHOWER ROOM which has a shower cubicle with overhead electric shower, fully tiled walls and a heated towel rail. Stairs from the LANDING lead to the second floor.

To the second floor, there are a further THREE bedrooms, all of which double sized rooms and all enjoying magnificent views! There is another SHOWER ROOM on this floor which has a shower cubicle with overhead mains powered shower, fully tiled walls and a heated towel rail. The LANDING provides access to a part boarded loft space with light/power via a pull down ladder, ideal for storage.

Outside, to the front, there are two patio areas which have a good degree of privacy, superb for relaxing and taking in the breath-taking outlook. There are a selection of mature plants and borders and parking is available on street directly outside the house. To the rear, there is a paved patio area and access to Hough Side Lane.

The location of the property is ideal to access the local amenities in Pudsey which include schools, shops and eateries and to commute to Leeds and Bradford via the Ring Road. The Post Hill conservation area is situated opposite the property which has some delightful country walks and progresses towards Tong Village. There are a good selection of both primary and secondary schools in the local area.

Tel: 0113 257 6198

### PORCH

4'0" x 4'0" (1.22m x 1.22m)

### HALLWAY

18'11" x 4'0" (5.79 x 1.22)

### KITCHEN/DINER

14'11" x 12'0" (4.57m x 3.68)

### REAR PORCH

10'11" x 6'0" (3.35m x 1.83m)

### LIVING ROOM

18'0" 16'11" (5.49m 5.18m)

### DINING ROOM

12'11" x 10'7" (3.96m x 3.25m)

### LANDING (1ST FLOOR)

22'0" x 4'0" (6.71m x 1.22m)

### BEDROOM ONE

16'0" x 12'11" (4.88m x 3.96m)

### BEDROOM TWO

16'0" x 12'0" (4.88m x 3.66m)

### BEDROOM THREE

14'0" x 10'0" (4.27m x 3.05m)

### SHOWER ROOM

12'0" x 4'11" (3.66m x 1.52m)

### LANDING (2ND FLOOR)

28'00 x 5'10 (8.53m x 1.78m)

### BEDROOM FOUR

16'0" x 8'11" (4.88m x 2.74m)

### BEDROOM FIVE

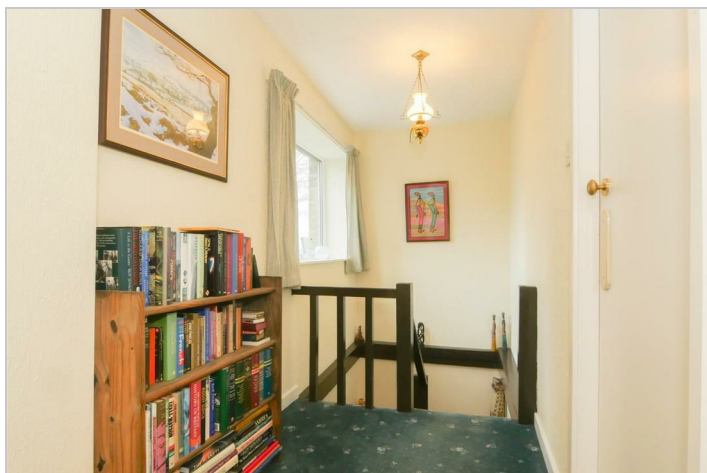
12'11" x 12'11" (3.96m x 3.96m)

### BEDROOM SIX

12'0" x 10'11" (3.66m x 3.35m)

### SHOWER ROOM

10'0" x 4'0" (3.05m x 1.22m)



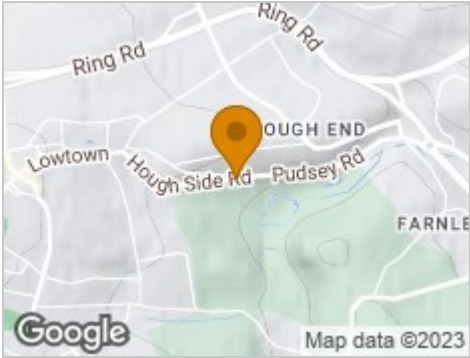
Road Map



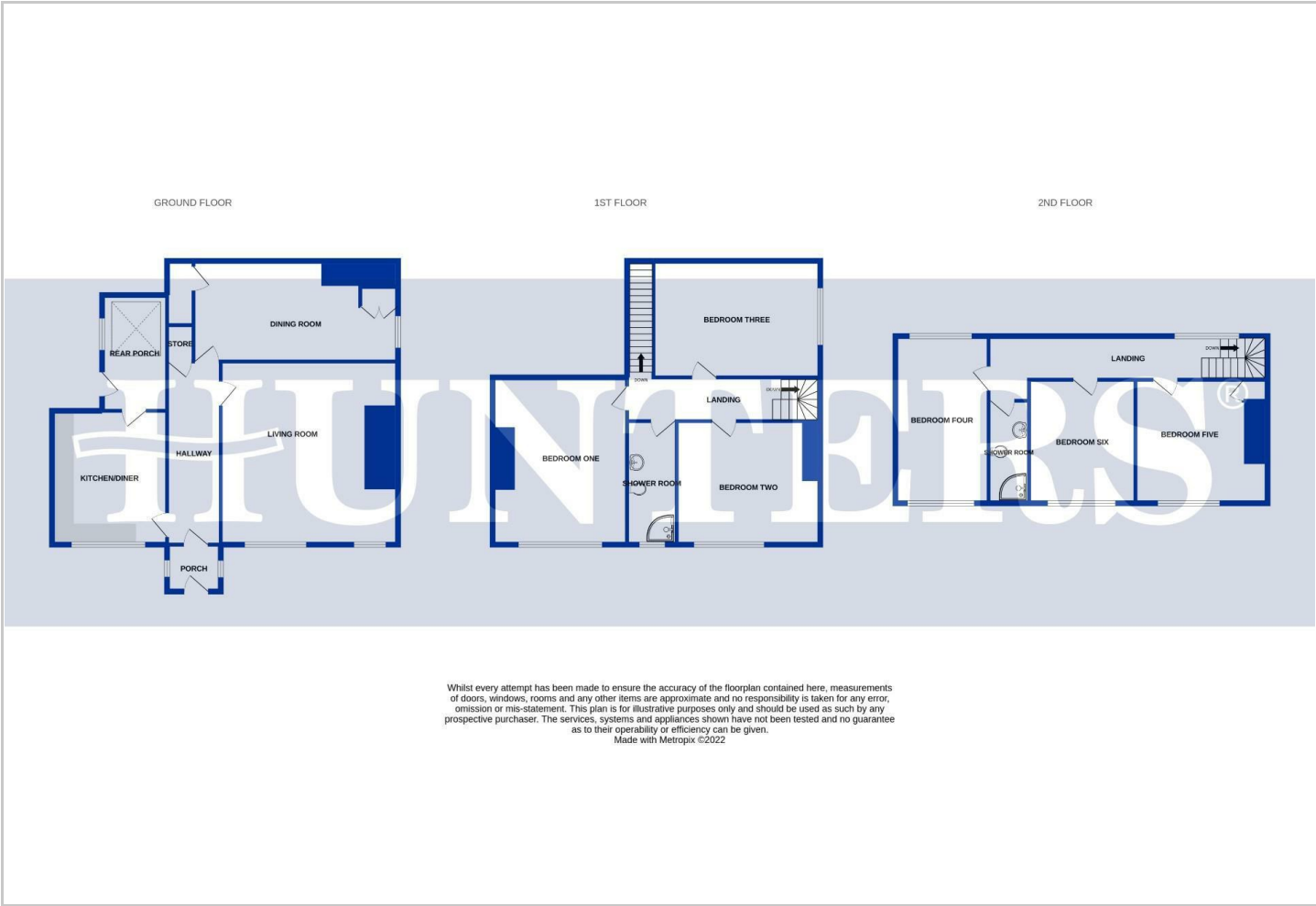
Hybrid Map



Terrain Map



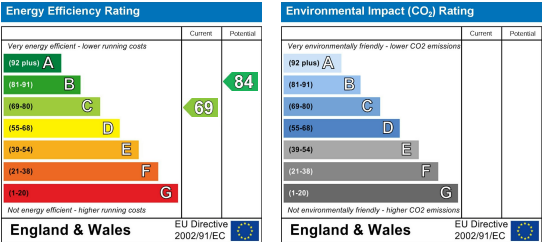
Floor Plan



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.