



SPRINGFIELD
GARDENS, OFF
VALLEY ROAD,
PUDSEY, LS28 9EX
£175,000

2 Bedroom House

LINLEY &
SIMPSON

FIRST TIME BUYERS! Available for sale now is this tasteful, two-bedroom house with a large garden, off street parking, kitchen diner and more. Located in a popular part of Pudsey, with good inside and outside space; this house has 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 via the front internal hall. This is a handy space to kick off muddy boots after enjoying the local countryside - of which there is plenty.

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. Like the rest of the house it has been tastefully modernised by the current owners.

Kitchen/ Dining Room

At the rear of the house is the kitchen/ dining room. This is a large, lovely space which is great for entertaining all ages. There are tasteful wall and base units which have been replaced by the current owners recently. There is a rear external door in the kitchen/ diner and there are three garden facing windows for natural light. This combined with the patio with views over the valley make for a very nice entertaining space.

First Floor

Master Bedroom

The master bedroom on the first floor and is a front-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 front window floods the room with natural light.

Bedroom Two

The second bedroom is also located on the first floor and is currently being used as a single bedroom alongside a home office. The room is comfortably large enough to house a double bed and accompanying furnishings if needed. The second bedroom has a lovely rear outlook over the garden and valley beyond.

House Bathroom

The house bathroom is located on the first floor and benefits from a modern three piece suite including a full-sized bath with overhead shower, toilet and hand basin all installed to a high standard including the charming 'baby blue' tiles above the bath and shower for that clean and bright look.

External

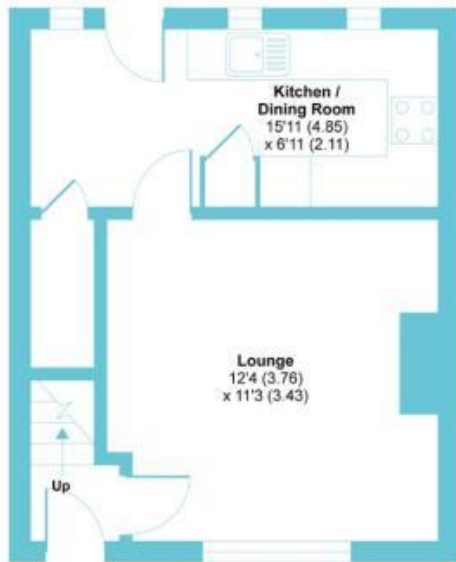
To the front of the house the current owners have created off-street parking (which is rare for a house of this age in this part of Pudsey to have). To the rear of the house there is a nice garden which stretches far behind the property. There is a raised patio section with nice garden and valley views beyond, below which is the lawn which ends at a newly erected shed, and a greenhouse both in a low maintenance area.



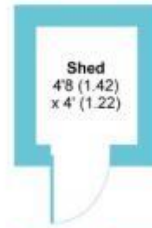
Springfield Gardens, Pudsey, LS28

Approximate Area = 644 sq ft / 59.8 sq m
 Outbuilding = 18 sq ft / 1.6 sq m
 Total = 662 sq ft / 61.4 sq m

For identification only - Not to scale



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: 762214

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			87
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

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.

AGENTS NOTES:

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