

Somerset Road, Pudsey



£220,000



4



1



1



45

This terraced house retains many beautiful Victorian features, which add character and charm throughout. These period details create a unique atmosphere that can be further enhanced with some modernisation, allowing you to tailor the home to your personal taste and lifestyle. The property also includes a garage to the rear, complete with an inspection pit, perfect for car enthusiasts or those in need of extra storage space. With its prime location in Pudsey, this home is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This property presents a fantastic opportunity to create your dream home while enjoying the charm of Victorian architecture. Don't miss the chance to make this house your own.



- Good sized lounge space
- Fully fitted kitchen
- Basement with two rooms
- Four bedrooms
- Family bathroom with three piece suite.
- Garage to the rear
- Central Pudsey Location
- EPC Grade E
- Council Tax Band C

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Front Garden

The front of the garden is paved and bordered by a private Victorian style metal work on low wall.

Entrance Hall

Wood front entrance door leading to the most welcoming entrance hall that has Victorian style features of ceiling roses and coving with feature walls and central heating radiator.

Lounge

13'8" x 12'0" (4.17 x 3.66)

With many Victorian style features and a large double glazed window overlooking the front garden, this is a pleasant room to spend time in, with feature fireplace, wall lights and central heating radiator.

Dining Room

10'11" x 14'11" (3.35 x 4.55)

Double glazed window to the rear elevation, shelving to the recess of the chimney breast, wall lights, coving and cornices, door to cellar and external wood door leading to rear garden and garage.

Cellar - Room 1

11'6" x 5'10" (3.51 x 1.78)

The steps to the cellar are wider than average and there is better than average head height with added storage space.

Cellar - Room 2

11'1" x 14'11" (3.38 x 4.57)

With storage space and a glow worm boiler with plumbing for auto washer and dryer.

Kitchen

11'6" x 5'8" (3.51 x 1.75)

Leading from the dining area, the kitchen has wall hung, drawer and base units, sink, space for under counter fridge and freezer, cooker point, tiled splashbacks, tiled floor, strip lighting.

Landing

Staircase to the first floor with built in storage and central heating radiator.

Bedroom One

11'1" x 11'8" (3.38 x 3.58)

Great sized double bedroom with fitted wardrobe and vanity dressing table with wall light above, double glazed window to the front elevation.

Bedroom Two

12'2" x 10'7" (3.73 x 3.23)

Double glazed windows to the rear and central heating.

Bathroom

12'2" x 6'5" (3.73 x 1.96)

Good sized bathroom with bath, low flush WC, wash hand basin, separate tiled shower cubicle and frosted window to the rear.

Bedroom Three

13'8" x 5'10" (4.19 x 1.78)

With double glazed window to the front and a built in desk, making it an ideal room for a home office.

Bedroom Four

17'3" x 14'9" (5.28 x 4.52)

An L shaped spacious room to the second floor with three windows, storage cupboard, door for eaves access and also a door for roof access with light.

Rear Garden

With garage which includes storage for tools and an inspection pit.



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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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