



Stoneacre
Properties



Woodfield Terrace, Pudsey, LS28 9HX

£1,150

*** 2-BED LISTED MID TERRACE PROPERTY OOZING CHARACTER *** Stoneacre Properties are proud to present this stunning two bedroom mid terraced family home. Briefly comprising of a large open plan kitchen/diner/living area, two double bedrooms and house bathroom.

In the heart of Pudsey, it makes an ideal place for a family, with plenty of space for the children along with great nearby schools. The property is also a great location for professionals and students with the Universities and City Centre just a bus ride away. Close to nearby amenities such as newsagents, shops, and public transport - including Pudsey Bus Station and Train Station. There is a choice of local bars, pubs and restaurants offered nearby.

The property must be seen to truly appreciate all it has to offer.

Available 8th May!

A large welcoming entrance hall leading through into...

Open plan Kitchen/Diner/Living area

The living room area features a multi-fuel stove inset into an attractive stone fireplace and exposed beams, and opens into the dining kitchen which is fitted with a range of contemporary wall and base units with complementary solid oak work surfaces. Plumbing for a dishwasher, gas range oven and a Belfast sink with a window above, looking out into the garden. A Yorkshire stone flagged floor with ample space for a dining table and chairs.

Cellar

The cellar is accessed downstairs from the kitchen is a great separate space for storage and a utility area. It houses the boiler and plumbing for washing machine.

Master Bedroom

The Master bedroom, of a generous size, easily fitting a double bed, has a feature fireplace and a beautiful exposed stone recess. Gas central heating radiator.

Bedroom Two

Bedroom two is currently set up as a fantastic sized office, but can be used as a second bedroom or equally would be a great nursery for young families. A double bed has fit in this room in the past. Gas central heating radiator.

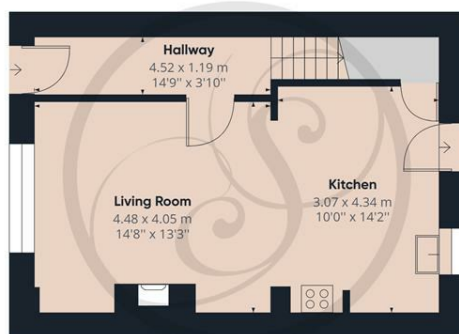
Bathroom

A great highlight of this property is the bathroom, bigger than your average size. Mostly tiled with stylish white wall tiles and a decorative tiled floor. Fitted with a central free-standing bath, a large walk-in shower enclosure, wash hand basin and WC. Gorgeous gas central heating towel radiator.

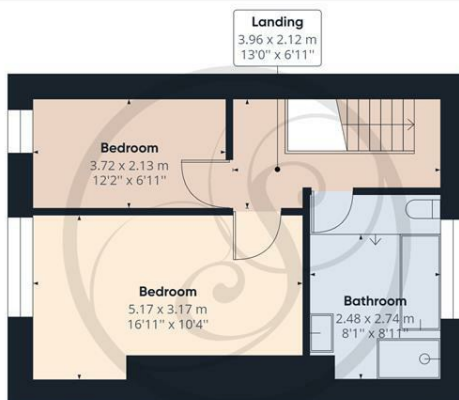
Outside Space

A very quiet tucked away property. To the rear of the property you have timber shed, shared access through the garden. To the front of the property is a timber fenced perimeter with slate to the front garden, making it very low maintenance

Floor Plan



Floor 0 Building 1



Floor 1 Building 1

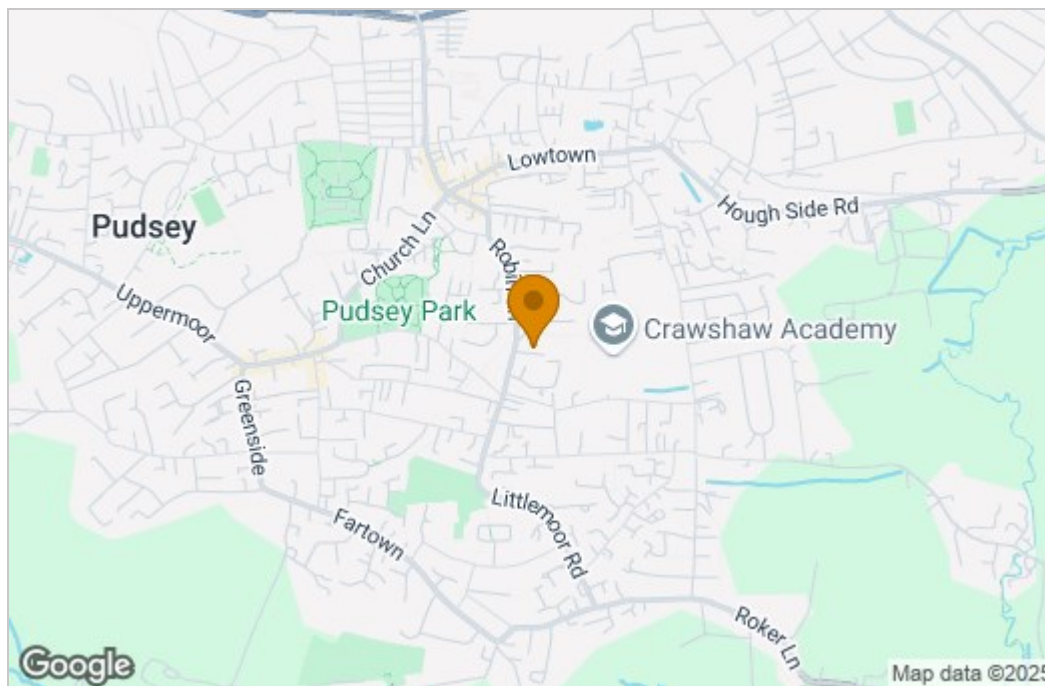
Approximate total area⁽¹⁾
77.03 m²
829.12 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			89 48
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
Not environmentally friendly - higher CO₂ emissions			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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