



Milner Fold, Pudsey LS28 8LS

welcome to

Milner Fold, Pudsey

Charming two-bedroom stone end terrace in the sought-after Milner Fold, Pudsey. Recently redecorated offering spacious living, a good sized predominantly south-facing garden and a peaceful semi-rural setting. With boarded and insulated loft; potential to convert a third bedroom subject to planning.



Property Information

Nestled within the highly sought-after and picturesque setting of Milner Fold, Pudsey, this charming two-bedroom stone-built end terrace enjoys a truly special semi-rural location. Hidden away from the hustle and bustle, yet conveniently positioned for local amenities and transport links, the property offers a rare opportunity to acquire a home that combines modern living with the tranquillity of a beautiful countryside setting. Recently redecorated, the property is presented in move-in ready condition with stylish neutral décor, spacious accommodation and a wonderful predominant south-facing garden that provides the perfect outdoor retreat. Externally, the home truly comes into its own. The prominent south-facing garden, positioned to the side of the property, offers a fantastic outdoor sanctuary with plenty of room for relaxing, entertaining or gardening. New boiler installed circa February 2026. Close by to the sought after Fulneck/Bankhouse areas which offer brilliant access to local parks and schools.

Lounge

Bright and welcoming reception room featuring newly fitted carpets. Accompanied with a central stone hearth.

Kitchen Diner

Spacious open-plan kitchen diner fitted with modern units and ample space for dining and entertaining.

Landing

Bedroom One

Generous double bedroom with neutral décor, carpeting and ample floor space.

Bedroom Two

Further double bedroom with useful built-in storage above the bulkhead.

Bathroom

Modern three-piece suite incorporating bath with shower, wash basin and WC.

Loft Space

Boarded and insulated with loft ladder, providing excellent storage space. Fitted with electrics. There is potential to convert this space into a further living space/bedroom subject to the relevant planning permissions.



view this property online williamhbrown.co.uk/Property/PDY117066



welcome to

Milner Fold, Pudsey

- GUIDE PRICE £240,000 - £250,000
- Two generous double bedrooms and two reception rooms
- Tucked away and private position
- Good sized predominant south-facing garden
- Boarded and insulated loft with loft ladder

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY117066



Property Ref:
PDY117066 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk