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Somerset Road, Pudsey



O.I.R.O £360,000

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A substantial and characterful stone built terraced property, offering spacious and versatile accommodation arranged over several floors. The property has been recently refurbished throughout, with fresh neutral decor, new carpets and attractive period features, including decorative ceiling cornicing, an arched hallway and an exposed stone fireplace. They are two particularly useful lower ground floor rooms, currently providing storage and utility space. These areas offer an exciting opportunity for a purchaser to explore converting the existing space into additional rooms, potentially creating further living accommodation, a home office, hobby room or other flexible space, subject to the necessary consents and building regulations.



- Spacious Living Room
- Charming Kitchen/Diner
- Basement With Huge Potential, Including Tandem Garage
- Modern Family Bathroom With Bath, Shower Screen And Contemporary Fittings
- Four Well Proportioned Bedrooms
- Central Pudsey Location
- Character Features Including Decorative Window Glazing And Exposed Beams
- Convenient Access To Local Amenities And Transport Links In Pudsey
- EPC Rating E
- Council Tax Band C

Entrance Hall
21'1" x 3'7" (6.44 x 1.11)
A well presented landing area finished in modern grey decor, complemented by white skirting boards and decorative archway detailing. The space benefits from dark fitted carpeting, a white balustrade and radiator, creating a neat and stylish finish. The landing provides access to the adjoining rooms and adds character to the property with its attractive period style features.

Lounge
13'5" x 13'1" (4.1 x 4.01)
A spacious and well presented reception room featuring contemporary grey decor, dark fitted carpeting and attractive white decorative coving. The room retains character with a charming exposed stone fireplace, creating an attractive focal point. Two windows with decorative glazing allow natural light to flow into the space, while the wooden detailing around the window adds warmth and contrast. The room offers plenty of space for a range of living room furniture, making it ideal for relaxing or entertaining guests.

Kitchen Dining Room
A fitted kitchen comprising a range of oak effect wall and base units, complemented by light coloured worktops and tiled splashbacks in neutral tones. The kitchen benefits from an electric cooker with extractor hood, ample cupboard and drawer storage, and generous worktop space for food preparation. Finished with contemporary dark tiled flooring, the kitchen provides a practical and functional space for everyday cooking.

Bathroom
A spacious, modern bathroom fitted with a contemporary white suite comprising a panelled bath with shower screen, WC and wash basin set within a vanity unit. The room benefits from stylish grey marble effect wall panels, complemented by dark grey tiled flooring for a sleek finish. Useful storage is provided by the fitted vanity units and mirrored wall cabinet, while the window allows natural light into the space. A radiator completes this practical and well-presented bathroom.

Bedroom 1
13'9" x 11'0" (4.21 x 3.37)
A spacious and well presented bedroom finished in modern grey decor, complemented by white skirting boards and dark grey fitted carpeting. The room benefits from a large window with decorative glazing, allowing plenty of natural light to fill the space, along with a radiator beneath. The layout offers ample room for a bed and additional bedroom furniture, making this a versatile and comfortable space ready to suit a variety of needs.

Bedroom 2
12'3" x 10'6" (3.74 x 3.22)
A well presented bedroom finished in modern grey decor, complemented by white coving, skirting boards and dark grey fitted carpeting. The room benefits from a window with decorative diamond patterned glazing, allowing natural light to enter, with a radiator positioned beneath. The layout offers space for a bed and additional bedroom furniture, making it a versatile room suitable for a bedroom.

Bedroom 3
13'9" x 5'9" (4.2 x 1.77)
A well presented bedroom featuring modern light grey decor, crisp white skirting boards and dark grey fitted carpeting. The room has a long, narrow layout with a window at the far end, allowing natural light to brighten the space. The neutral finish provides a fresh, versatile backdrop, with potential to accommodate a single bed and additional furniture. This room could also be used as a home office or dressing room, depending on individual needs.

Bedroom 4
17'4" x 14'10" (5.3 x 4.53)
A spacious bedroom, offering versatile additional accommodation, finished in neutral grey decor with dark grey fitted carpeting and white skirting boards. The room benefits from a Velux style roof window, allowing natural light to brighten the space, along with useful built in storage cupboards and access to additional eaves storage. An attractive exposed ceiling beam adds character, while the generous floor area provides flexibility for use as a bedroom, home office or hobby room, subject to individual requirements.

Basement
14'8" x 11'1" (4.48 x 3.39)
A useful basement space offering two rooms, one providing excellent storage and the other practical utility space. The room is fitted with a range of cupboards, drawers and shelving, providing ample storage and worktop space. It also houses the property's boiler and associated pipework, with exposed ceiling beams, a solid floor and painted brickwork. From the storage room is internal access to the garage. The space offers versatility for storage, household utilities or workshop use, subject to individual requirements as well as huge potential for future development.

Double Garage
A spacious double tandem garage offering excellent storage and secure parking, accessed via a large up and over garage door. The garage benefits from a solid concrete floor, exposed brickwork and stone walls, overhead lighting and power points. There is also a window providing natural light, a radiator and a central inspection pit, making the space particularly useful for vehicle maintenance or hobby use. The generous proportions offer versatility for parking, storage or workshop purposes and also huge potential for future development.










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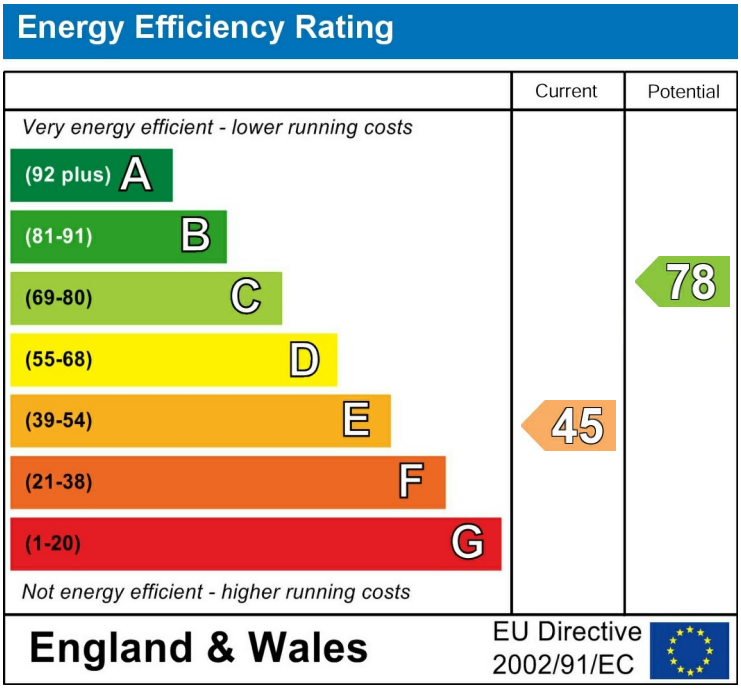
Floor Plan



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 sq.m.) approx.

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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