



Providence Place, Stanningley Pudsey LS28 6AE

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Providence Place, Stanningley Pudsey

GUIDE PRICE £325,000 - £350,000. This three bedroom end-terrace boasts charming period touches throughout, including cosy log burners. The property offers two conservatories, a characterful dining room and an appealing blend of period charm and modern comfort, in a popular residential location!



Property Information

An end-terrace home on Providence Place, this characterful property offers three well-proportioned bedrooms and an appealing blend of period charm and modern comfort. Two conservatories provide versatile additional living space, while the dining room forms a warm and inviting hub of the home. Character features are showcased throughout, including attractive log burners that enhance both style and atmosphere. The result is a distinctive and spacious home with plenty of personality and practical family appeal.

Entrance Hall

The entrance hall features tiled flooring and art deco style cast radiator. Recently decorated and carpeted staircase

Lounge

13' 11" x 13' 8" (4.24m x 4.17m)

The lounge offers a multi fuel burner set within a character fireplace, complemented by coving details, high ceilings, a double-glazed front window, fitted carpet, and a radiator.

Kitchen

10' 6" x 6' 1" (3.20m x 1.85m)

The kitchen includes an integrated fridge, dishwasher, and microwave, a range cooker with extractor fan and bespoke glass island cow splash back. There is a double-glazed rear window, sink with drainer and a selection of wall and base units with worktops over. Tiled flooring - all accessed via an arched entrance.

Dining Room

Open to the kitchen is the dining room with tiled flooring running from the kitchen, a cosy log burner and integrated large fridge and freezer.

Conservatory

The conservatory includes laminate flooring, a radiator, double-glazed windows to all sides, and a door leading to a raised decking area overlooking

the garden with steps leading down to the sunken garden. Both decking and conservatory have underneath storage for garden furniture/toys etc

Utility Room

14' 9" x 6' 6" (4.50m x 1.98m)

The utility room provides useful storage, base units with worktops over, space for a washing machine and tumble dryer with laminate flooring with trap door to under floor storage and door leading to the garden.

Cellar Space

The cellar provides useful storage space and is located beneath the front of the house. Yorkshire stone floor and radiator

Landing

The landing is carpeted and includes a built-in storage cupboard.

Bedroom One

14' 11" x 10' 11" (4.55m x 3.33m)

Bedroom one includes a double-glazed rear window, fitted wardrobes, carpeted flooring, a tall modern mirrored radiator and a Crystal chandelier light fitting.

Bedroom Two

14' 4" x 14' 2" (4.37m x 4.32m)

Bedroom two features useful built-in wardrobes and built in bedside cabinets as well as a dressing table. Laminate flooring, a double-glazed front window, radiator and a Crystal chandelier light fitting.

Bedroom Three

10' 10" x 6' 2" (3.30m x 1.88m)

Bedroom three includes a double-glazed rear window, laminate flooring, a radiator and Crystal chandelier light fitting.

Bathroom

The bathroom includes a double-glazed front window, extractor fan, spotlights, a heated towel rail, a L Shaped bath with overhead shower and glass

screen, a WC, a wash-basin unit, touch light up controlled mirror and tiled walls.

Garden

The garden extends to the side and rear of the property, featuring a patio area, established fruit trees and bushes, including Plum, Cherry, apple, pear & fig and a separate herb garden, with gated access, and entry from the conservatory, with a noted right-of-way provision through the Small garden to the rear where bins are stored out of site

Parking

Parking is provided via a garage and a gated driveway to the rear.

Outbuilding

The outbuilding includes a summerhouse, offering additional versatile space, with raised flagged patio and relaxing water fall/pond feature. And a large, detached Yorkshire stone Garage with up and over door, recently had a new roof and guttering, electric supply with its own fuse box.

Agents' Note

There is an existing Right of Way at the property, please enquire with the branch for further details.

There is a restriction on the title that applies to the purchase transaction.

Please enquire with the branch.



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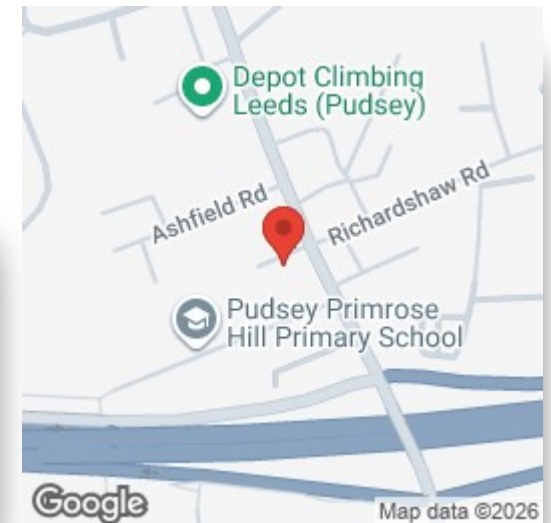
Providence Place, Stanningley Pudsey

- NEWLY DECORATED THROUGHOUT
- DECEPTIVE ROOMS - MUST VIEW
- CHARACTER FEATURES
- LOG BURNERS
- DINING ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£325,000 - £350,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PDY115088 - 0009

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