



The Cottage Smalewell Gardens, Pudsey LS28 8HS

welcome to

The Cottage Smalewell Gardens, Pudsey

This is a rare opportunity to acquire a beautifully updated cottage-style home with space and stunning surroundings with character on the sought after Smalewell Gardens. With a newly surfaced drive, fully renovated and improved internally this quaint cottage is a definite must see.



Property Information

A truly fantastic three bedroom cottage offering beautifully presented accommodation, generous outdoor space and a high standard of finish throughout. Occupying a desirable position backing onto a valley. This property enjoys an open aspect and a wonderful sense of privacy.

The home has been significantly improved by the current owners, including a newly resurfaced driveway, new gas central heating and a full rewire creating a modern yet characterful living space. Internally, the property combines stylish décor with practical family living, featuring herringbone flooring, contemporary lighting and attractive feature finishes throughout.

Externally, the property boasts a generous tiered rear garden extending to approximately 80sqm at the rear, stone steps and a pleasant outlook and with 20m² of patio areas at the front of the property. A driveway provides off-street parking for up to three vehicles.

Entrance Porch

A smart and welcoming entrance with modern spotlights, setting the tone for the rest of the home.

Lounge

A stylish and comfortable reception room featuring spotlights and a feature fireplace.

Second Reception / Dining Room

A versatile additional reception space, ideal for dining, entertaining or use as a second sitting room. French doors leading to a private rear garden

Kitchen

A brand new, well-designed kitchen featuring a range cooker, integrated appliances, brick feature wall and modern finishes, complemented by useful understairs storage.

Landing

Carpeted landing area providing access to the first floor accommodation, featuring original beams and lovely views to the front

Bedroom Two To Ground Floor

Located on the ground floor, this is a well-proportioned room with carpeting and far-reaching views, offering flexible use as a bedroom or home office.

Bedroom One

A double bedroom positioned to the front, complete with original beams, spotlights and a bright, modern feel.

Bedroom Three

A single bedroom to the rear, finished with spotlights, ideal as a child's room or study.

Bathroom

A modern bathroom fitted with a three-piece suite, tiled flooring and a shower over the bath, completed with spotlights.

Outside

To the front, a newly surfaced driveway provides parking for up to three cars. To the rear, an impressive tiered garden of approximately 80sqm features flagged patio areas, stone steps and a private outlook backing onto open field—ideal for relaxing and entertaining. There is 20m² of patio seating at the front of the property.



view this property online williamhbrown.co.uk/Property/PDY116921



welcome to

The Cottage Smalewell Gardens, Pudsey

- New rewire and gas central heating
- Parking for up to three cars
- Generous tiered garden (approx. 80sqm)
- Backing onto open field
- Newly surfaced Drive

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

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PDY116921](https://www.williamhbrown.co.uk/Property/PDY116921)



Property Ref:
PDY116921 - 0003

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](https://www.williamhbrown.co.uk)