

# HARDISTY

AND CO

Roker Lane  
Pudsey



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£460,000  
Offers In Excess Of

[hardistyandco.com](http://hardistyandco.com)

0113 239 0012



# HARDISTY AND CO

Rare to the market! Retaining delightful period features, this Grade II Listed building, the Vendor informs us, dates back to circa 1800 & was formally an old Mill House which has since been split into two generous size semi-detached homes. Sited over three flrs & with EXTENSIVE, WELL STOCKED GARDENS, SECURE GATED ENTRY & DRIVEWAY PARKING, briefly comprises, entrance hall, dual aspect lounge, beautiful orangery with access out to the garden, generous dining kitchen to the rear, utility, guest WC, Master bed., & spacious house bathroom to 1st flr & two further double beds., to 2nd flr. With impressive open field views to the front, this property must be viewed at your earliest convenience!





## INTRODUCTION

We are delighted to offer buyers this rare opportunity to acquire a Grade II Listed building, which, our Vendor informs us dates back to circa 1730 and was previously an old Mill House which has since been split into two to provide generous size semi detached homes. Sited over three floors there are extensive gardens to the front and side elevations, including paved terraces, rockeries, water feature, hard standing for sheds and greenhouses and a further plot which would make an ideal veg., plot! Secure gated entry gives access to driveway parking and there are wonderful open field views to the front, comprises, hallway, large dual aspect lounge, breakfast kitchen, beautiful orangery overlooking the gardens and with access out to the gardens, useful utility and guest WC. To the first floor is the main bedroom with dual aspect and feature cast iron fireplace, generous house shower room and, up on the second floor are two further double bedrooms one also with feature fireplace. The gardens are well stocked and offer different areas to relax, garden or grow your own veg. So much on offer in such a quiet, semi rural location - not to be missed!

## LOCATION

Pudsey is a Historic market Town situated between Leeds and Bradford City Centres. Commuting to both business centres is straight forward either by private or public transport. The A6120, A647 and A657 are all on hand providing major links to the motorway networks.

Just along the A647 is the popular Owlcotes Centre at Pudsey offering a selection of major high street retailers and a train station and Pudsey has its own town centre offering an array of amenities. Calverley Village is a short car ride away and offers a handful of local shops, pubs and two golf courses. The neighbouring town of Pudsey is a short distance away with shops, restaurants and pubs. Only a short car ride away is the neighbouring 'village' of Horsforth where a further selection of shops, pubs, restaurants and eateries can be found.

## HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS28 9ND.

## ACCOMMODATION

### GROUND FLOOR

Timber framed entrance door to ...

### ENTRANCE HALL

Full of period charm with staircase up to the first floor, deep ceiling covings and doors to ...

### LOUNGE

16'2" x 11'2"

A stunning, large reception room with pleasant outlook to the front, delightful period features and feature fireplace housing a cast iron stove on a stone hearth. French doors lead through to the ...

### DINING KITCHEN

15'6" x 10'8"

A generous, family space at the rear of the house with

pleasant rear garden views and access down to the cellar. Fitted with a Shaker style kitchen with solid hardwood worksurfaces, Belfast sink with mixer tap and tiling to splashbacks and tiled floor. Integrated double electric oven, four point gas hob, freezer and dishwasher. Space for a tall fridge freezer, useful storage and access to the ...

## ORANGERY

17'11" x 11'2"

Wow!!! Such a beautiful addition with exposed stone walling, pitched ceiling and solid hardwood flooring. Flooded with natural light with lovely garden views and access out to the garden.

## UTILITY

9'0" x 7'8"

A must for a busy family home with fitted units and worksurfaces, double Belfast sink and useful fitted storage. Window to the rear elevation and door out to the side.

## GUEST WC

2'11" x 4'8"

Fitted with a modern two piece suite and tiling to splashbacks. Another must have for a family home!

## FIRST FLOOR

### LANDING

A lovely, light landing with feature stained glass window, ceiling coving and doors to ...



#### BEDROOM ONE

16'11" x 12'2"

A stunning, large, dual aspect Principal bedroom with feature cast iron fireplace, inset tiling and tiled hearth. Exposed beams and useful airconditioning unit.

#### SHOWER ROOM

10'5" x 11'1"

So spacious!! Incorporates a large walk in shower with feature tiling to wet areas, thermostatic shower with waterfall head, WC and wash hand basin. A utility cupboard offers plumbing for a washing machine.

#### SECOND FLOOR

With doors to ...

#### BEDROOM TWO

16'10" x 11'3"

Such a good size double bedroom at the top of the house with exposed beam, feature fireplace with cast iron grate, fitted storage and impressive mullion windows which offer fabulous long distance views to the front!

#### BEDROOM THREE

12'3" x 10'6"

Another good size double bedroom offering so much scope - perfect guest/child's room or a work from home office with fitted storage.

#### OUTSIDE

The property sits on a great size plot with gardens to

the front and side offering terraced seating areas, rockeries, water feature and is the perfect entertaining space or for rest and relaxation on those warm summer evenings! A hard standing for a shed is also available along with greenhouses - so perfect for those 'green fingered' buyers! There is secure, remote control gated entry to off street parking and a further plot of land - ideal veg., plot.

#### BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

#### SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contractors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

#### MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

#### PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

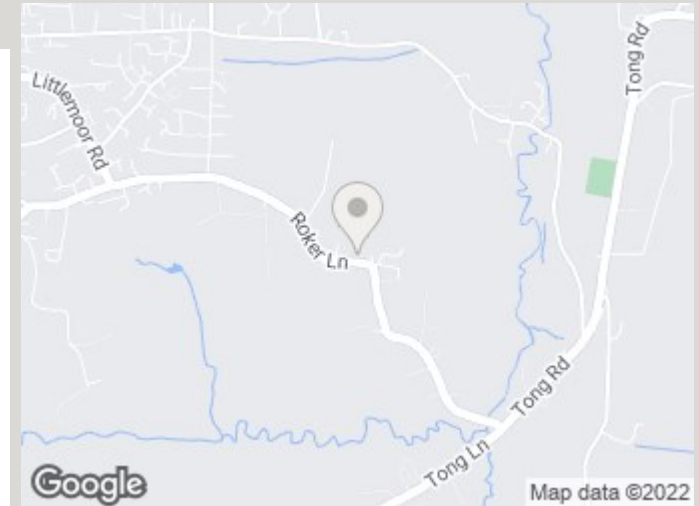
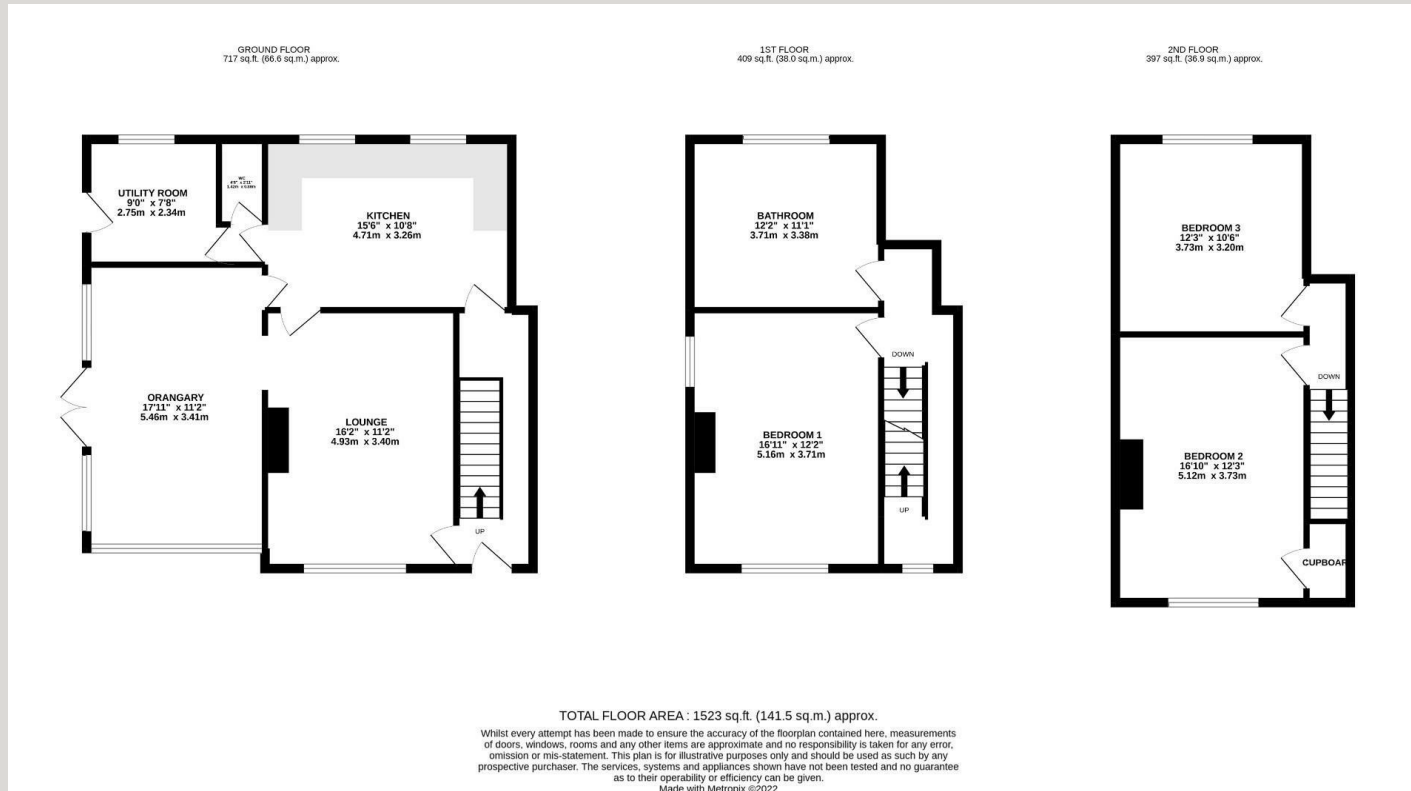
#### FLYING FREEHOLD

We understand that this property shares a Flying Freehold with the adjacent property. Please can interested parties consult their own legal advisor in this regard.





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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

## Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



