



HOME

MARKETING & MANAGEMENT

LONGFIELD MOUNT, PUDSEY LS28 7BZ

£189,999



Well Proportioned Town House
 3 Good Sized Bedrooms
 Separate Dining Room
 Gas C/H & uPVC Double Glazing
 Some Modernisation Required
 Gardens to Front & Rear
 Detached Single Garage
 Residential Cul De Sac
 Central Location.
 No Chain. Vacant Possession

£189,999

GENERAL DESCRIPTION

A well located three bedroom town house situated on a residential cul-de-sac within walking distance of the centre of the historic market town of Pudsey. The property does currently require some refurbishment but will be of interest to professionals and families alike seeking a well proportioned home which benefits from: Upvc double glazing; gas central heating with combination boiler; three good sized bedrooms (2 double fitted); two reception rooms; detached garage and patio gardens to rear; parking to front; fitted kitchen; white modern bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, proportions and potential of the accommodation on offer. No Chain. Vacant Possession.

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE PORCH 7' 4" x 3' 4" (2.24m x 1.02m)**ENTRANCE HALL** 13' 1" x 7' 2" (3.99m x 2.18m) max**LOUNGE** 12' 10" x 10' 10" (3.91m x 3.3m) max**KITCHEN** 13' 8" x 7' 8" (4.17m x 2.34m) max**DINING ROOM** 12' 7" x 10' 9" (3.84m x 3.28m) max**STAIRCASE & LANDING** 7' 7" x 3' 8" (2.31m x 1.12m)**DOUBLE BEDROOM 1** 12' 9" x 10' 9" (3.89m x 3.28m)

max to robes

DOUBLE BEDROOM 2 11' 5" x 11' 1" (3.48m x 3.38m)

max to robes

BEDROOM 3 7' 3" x 6' 8" (2.21m x 2.03m)**BATHROOM** 7' 4" x 7' 4" (2.24m x 2.24m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm**9.00am – 1.00pm****Closed**

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.