

## HOME MARKETING & MANAGEMENT





### VALLEY ROAD, PUDSEY LS28 9EU

### £249,995

Modern Linked Semi Detached 3 Bedrooms (2 Double) Spacious Through Lounge Dining Area with French Doors to Patio Terrace Contemporary Décor Throughout Fitted Kitchen, S/S Oven, Gas Hob White Bathroom, Shower over Bath Mahogany uPVC Double Glazing. Gas C/Heating South Facing Enclosed Lawn/Patio Rear Garden Front Garden. Drive. Garage



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GENERAL DESCRIPTION

MODERN Brick Built LINKED SEMI DETACHED HOUSE \*\* THREE BEDROOMS (TWO DOUBLE) \*\* SPACIOUS LIVING ROOM OPEN PLAN to DINING AREA with FRENCH DOORS to REAR PATIO GARDEN \*\* MODERN FITTED KITCHEN with STAINLESS STEEL OVEN & HOB \*\* MODERN WHITE BATHROOM with SHOWER over Bath \*\* CONTEMPORARY NEUTRAL & ACCENT DECOR THROUGHOUT \*\* Mahogany Effect uPVC DOUBLE GLAZING \*\* Gas CENTRAL HEATING with COMBINATION BOILER \*\* SOUTH FACING ENCLOSED REAR LAWNED & PATIO GARDEN \*\* SLATE CHIPPED FRONT GARDEN \*\* CONVENIENT for LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD. This well presented, elegantly designed home will be of particular interest to discerning families and professional couples seeking well proportioned, ready to move into, contemporary accommodation in a convenient location with attractive and welltended gardens. Please note the property is currently tenanted

> TENURE Freehold

ROOM MEASUREMENTS ENTRANCE HALL 4' 9" x 4' 1" (1.45m x 1.24m) max THROUGH LOUNGE 22' 6" x 13' 7" (6.86m x 4.14m) max KITCHEN 8' 3" x 7' 7" (2.51m x 2.31m) STAIRCASE & LANDING 12' 1" x 6' 3" (3.68m x 1.91m) max

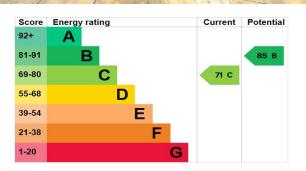
DOUBLE BEDROOM 1 9' 7" x 9' 5" (2.92m x 2.87m) DOUBLE BEDROOM 2 12' 8" x 9' 8" (3.86m x 2.95m) max BEDROOM 3 7' 2" x 7' 0" (2.18m x 2.13m) BATHROOM 6' 1" x 5' 7" (1.85m x 1.7m)

OPENING HOURS

**Pudsey Office** Monday to Friday Saturday Sunday & Bank Holidays

8.30am – 5.00pm 9.00am – 1.00pm Closed





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

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.

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