



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 well-
tended gardens.

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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	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.