



# HOME

MARKETING & MANAGEMENT

PARKFIELD MOUNT, PUDSEY LS28 7RX

**£160,000**



Well Presented End Stone B/B  
 2 Double Bedrooms  
 Recently Redecorated Throughout  
 Gas Combi Central Heating  
 Modern Kitchen & Bathroom  
 Useful Storage Cellar  
 Patio Garden  
 Popular Central Pudsey Location  
 Ideal For First Time Buyers  
 No Chain Vacant Possession





**£160,000**

## GENERAL DESCRIPTION

A well presented two double bedroom terraced house with accommodation over three floors situated in a residential cul-de-sac location in the historic market town of Pudsey. Will be of particular interest to purchasers seeking a ready to move into home which benefits from: Upvc double glazing; gas central heating with combination boiler; recently completed gas and electrical safety certificates; modern fitted kitchen; useful cellar; patio garden; spacious living room with electric fire; white bathroom suite; neutral décor throughout; recently fitted carpets. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, charm and location of this lovely home. No Chain. Vacant Possession. Ideal for First Time Buyers

TENURE  
Freehold

## ROOM MEASUREMENTS

**LIVING ROOM** 15' 0" x 12' 1" (4.57m x 3.68m) max

**KITCHEN** 11' 9" x 6' 4" (3.58m x 1.93m)

**1ST FLOOR STAIRCASE & LANDING** 7' 1" x 2' 3" (2.16m x 0.69m)

**DOUBLE BEDROOM 1** 15' 0" x 11' 8" (4.57m x 3.56m) max

**BATHROOM** 9' 2" x 6' 10" (2.79m x 2.08m)

**2ND FLOOR DOUBLE BEDROOM 2**

**CELLAR** 11' 9" x 6' 4" (3.58m x 1.93m) max

**EXTERIOR**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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.

## OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**