



**HOME**  
MARKETING & MANAGEMENT

HAMMERTON STREET, PUDSEY LS28 7DD

**£325,000**



Stylish & Refurbished Victorian Home  
Four Good Size Bedrooms  
Luxury Bathroom. Guest WC  
Spacious Lounge. Contemporary Décor  
Modern Fitted Dining Kitchen  
Gated Drive for Parking  
South Facing Rear Garden  
Popular Central Pudsey Location  
Internal Viewing Recommended  
Ideal for Families / Professionals





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#### GENERAL DESCRIPTION

A well presented 4 Bedroom stone end terrace with contemporary fixtures and fittings, period charm and designer decor. Benefits from: spacious bright dual aspect kitchen/diner/ family room with integrated appliances. Stylish large lounge with feature fireplace. Main reception hall and useful guest WC. luxury four piece bathroom with double rain shower and roll top bath. Briefly comprises: Entrance Hall, lounge, dining kitchen, rear entrance hall, guest WC, vaulted cellar. Staircase and landing: 4 bedrooms and bathroom. South facing and private rear garden with a good size Yorkshire stone flagged patio and separate lawned area, secure driveway. Central residential area convenient for all local amenities & commuting to Leeds & Bradford. Of particular interest to discerning families & professional couples seeking well proportioned, contemporary styled home.

TENURE  
Freehold

#### ROOM MEASUREMENTS

**ENTRANCE HALL** 17' 0" x 5' 10" (5.2m x 1.8m) max

**LOUNGE** 13' 5" x 13' 5" (4.1m x 4.1m) max

**DINING KITCHEN** 15' 5" x 15' 1" (4.7m x 4.6m) max

**REAR ENTRANCE HALL** 6' 6" x 5' 10" (2.0m x 1.8m) max

**GUEST WC** 3' 3" x 2' 7" (1.0m x 0.8m) max

**CELLAR** 18' 8" x 5' 10" (5.7m x 1.8m) max Restricted head height

#### STAIRCASE AND LANDING

**MASTER BEDROOM** 13' 9" x 8' 10" (4.2m x 2.7m) max

**BEDROOM 2** 10' 5" x 9' 2" (3.2m x 2.8m)

**BEDROOM 3** 11' 9" x 7' 10" (3.6m x 2.4m)

**BEDROOM 4** 10' 5" x 6' 10" (3.2m x 2.1m) max

**BATHROOM** 7' 6" x 7' 2" (2.3m x 2.2m) max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 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.