

## HOME MARKETING & MANAGEMEN





## 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

OPENING HOURS

**Pudsey Office** Monday to Friday Saturday

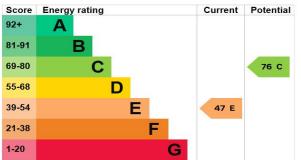
Sunday & Bank Holidays

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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