



HOME

MARKETING & MANAGEMENT

RAVENS MOUNT, PUDSEY LS28 9HT

£290,000



Well Presented Semi Detached House
 3 Good Sized Bedrooms
 Separate Dining Room
 Ground Floor WC
 Fitted Kitchen with Appliances
 Luxury Shower Room
 Boarded Loft. Gas c/h. D/G
 Long Drive. Detached Garage
 Private Lawned Gardens
 Convenient Sought After Cul de Sac.

£290,000

GENERAL DESCRIPTION

A well presented and deceptively spacious mature 3 bedroom semi detached situated in a sought after residential cul de sac with wooded outlook over school grounds. Benefits from: Double glazing. Gas central heating. 2 Reception rooms. Luxury tiled shower room. Accommodation comprises: Entrance Hall, lounge, dining room with French doors leading to rear garden, fitted kitchen with appliances, ground floor WC. Staircase case & Landing: 3 good sized bedrooms, shower room. Boarded loft with potential for further development (subject to necessary building regulation / planning permission) Enclosed rear lawned & patio garden with floral, shrubbery & rockery borders, long drive allowing ample parking, detached garage, lawned front garden. Convenient for all local amenities & commuting to Leeds & Bradford by car, bus & train. Of particular interest to families & professional couples seeking generously proportioned accommodation with attractive gardens in an advantageous location & potential to add value by improvements & development.

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 18' 1" x 2' 9" (5.52m x 0.84m)

LOUNGE 18' 0" x 11' 8" (5.49m x 3.56m)

DINING ROOM 8' 7" x 8' 5" (2.64m x 2.58m)

KITCHEN 8' 7" x 8' 5" (2.64m x 2.59m) max

GROUND FLOOR WC 6' 2" x 2' 3" (1.89m x 0.69m)

STAIRCASE & LANDING 10' 11" x 7' 6" (3.35m x 2.30m) max

DOUBLE BEDROOM 1 15' 8" x 9' 11" (4.80m x 3.03m)

DOUBLE BEDROOM 2 10' 7" x 9' 10" (3.24m x 3.02m) max

BEDROOM 3 9' 11" x 7' 8" (3.04m x 2.34m)

SHOWER ROOM 7' 6" x 5' 1" (2.30m x 1.56m)

BOARDED LOFT 18' 4" x 12' 1" (5.59m x 3.69m) max

Potential for further development (subject to necessary building regulation / planning permission)
Height 2.17meters

GARAGE 18' 9" x 9' 8" (5.73m x 2.96m)

OPENING HOURS

Pudsey Office

Monday to Friday

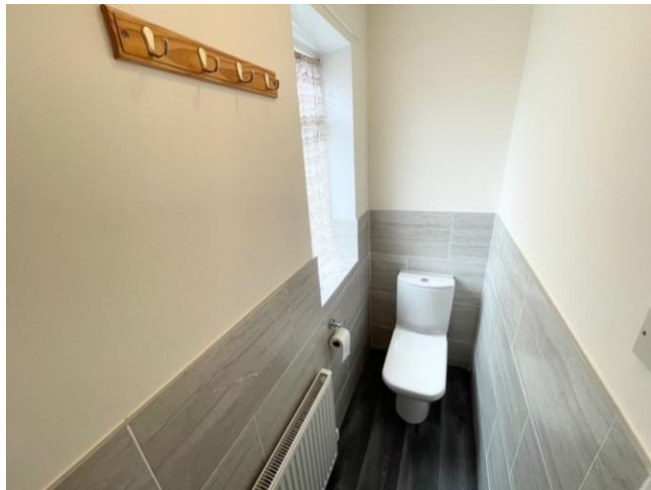
Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	76 C
39-54	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.