



HOME

MARKETING & MANAGEMENT

SMALEWELL DRIVE, PUDSEY LS28 8HX

£365,000



Beautiful Renovated & Extended
3 Double Bedroom Dormer Bungalow
Feature Vaulted Extended Lounge
Gorgeous Contemporary Dining Kitchen
Luxury Ground Floor Bathroom
Bedroom 2 with Juliette Balcony
1st Floor Guest WC. Neutral Decor
Corner Plot Gardens. Garage. Carport
Sought After Cul De Sac Location
Internal Viewing Recommended

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GENERAL DESCRIPTION

Beautifully refurbished and extended 3 Double bed dormer bungalow in lovely quiet head of cul-de-sac corner plot. Gated entrance to renewed large driveway with low maintenance front lawn and leading to a hugely practical large carport. The accommodation offers: entrance hallway leading to a light and airy front to back contemporary dining kitchen with integrated extractor oven and hob, grey shaker style kitchen with white marble effect worktop and Belfast style sink. This room then provides access to the incredibly spacious lounge with feature fireplace and amazing vaulted glass extension with views to front. It also provides access to the ground floor generous master bedroom with lovely garden aspect and to the luxury fully tiled bathroom with recessed lighting, freestanding bath and fantastic double walk in mains rain shower. There is a stairway from the dining area to the first floor with a light and bright landing with excellent built in eaves storage cupboard. Access to Bed 2 with lovely Juliette balcony and rear aspect. Double Bedroom 3 into eaves with roof light and excellent bespoke built in storage. The upstairs bedrooms are served by a fully tiled beautifully appointed guest WC. Outside from the carport there is a deceptively large garage (extending into the corner of the plot). Rear gated South East facing gated rear garden with patio, lawn, mature planting and attractive outlook. The property benefits virtually a complete renewal with recently installed roof - double glazing oak doors - flooring - replastering - insulation - boiler/ central heating benefiting from a mature generous plot. The property is convenient for all the amenities Pudsey has to offer and provides good commuting / transport routes to Leeds / Bradford and the neighbouring communities of Horsforth/ Farsley. Internal viewing highly recommended. No Chain. Vacant Possession

TENURE

Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 6' 2" x 3' 0" (1.89m x 0.92m) max
DINING KITCHEN 23' 1" x 6' 9" (7.06m x 2.06m) max
LIVING ROOM 21' 1" x 11' 1" (6.43m x 3.4m) max
LUXURY BATHROOM 9' 8" x 6' 2" (2.95m x 1.89m)
MASTER DOUBLE BEDROOM 11' 3" x 10' 8" (3.44m x 3.26m)
STAIRCASE & LANDING 8' 1" x 6' 5" (2.47m x 1.98m)
DOUBLE BEDROOM 2 11' 6" x 9' 3" (3.51m x 2.83m)
BEDROOM 3 11' 8" x 7' 8" (3.56m x 2.34m) into eaves
GUEST WC 5' 9" x 4' 11" (1.77m x 1.52m) max

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	73 C	80 C
55-68	D		
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.