



17 Peckover Drive, Pudsey, West Yorkshire LS28 8EH

Offers Over £215,000

Welcome to this period three-bedroom semi-detached property which would benefit from some modernisation, but with the right vision could make a truly spectacular family home.

The house is ideally situated to enjoy the benefits of mature gardens and off-street parking.

Downstairs there is an open plan living/dining room, creating a spacious and versatile area for relaxation and entertaining, a galley kitchen and inviting entrance hallway. Upstairs there are 2 double bedrooms along with a smaller single bedroom, there is also a family bathroom and wc. The house has a garden to the front and an exceptionally large garden to the rear.

With its convenient location, this property offers easy access to local amenities and schools making it a perfect choice for families.

Locate

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ENTRANCE/VESTIBULE



THROUGH LOUNGE

23'0" x 9'10" (7.01 x 3.00)



Good size through lounge with patio doors which leads to rear garden. Hard wood flooring, uPVC double glazed bay window and modern gas fireplace. Gas central heating radiator.

DINING AREA

KITCHEN

9'1" x 6'0" (2.77 x 1.83)



With a range of base and wall units. Gas central heating radiator.

BEDROOM ONE

14'1" x 10'10" (4.29 x 3.30)



With uPVC double glazed window and gas central heating radiator.

BEDROOM TWO

11'5" x 8'8" (3.48 x 2.64)



With uPVC double glazed window and gas central heating radiator.

BEDROOM THREE

7'8" x 5'6" (2.34 x 1.68)



Single bedroom with uPVC double glazed window and gas central heating radiator.

BATHROOM



With two piece white suite comprising of; wash hand basin and bath with power shower. Seperate W.C.

GARDEN

ANGLE TWO



FRONT ASPECT



REAR ASPECT



ANGLE FOUR



ANGLE FIVE



WC

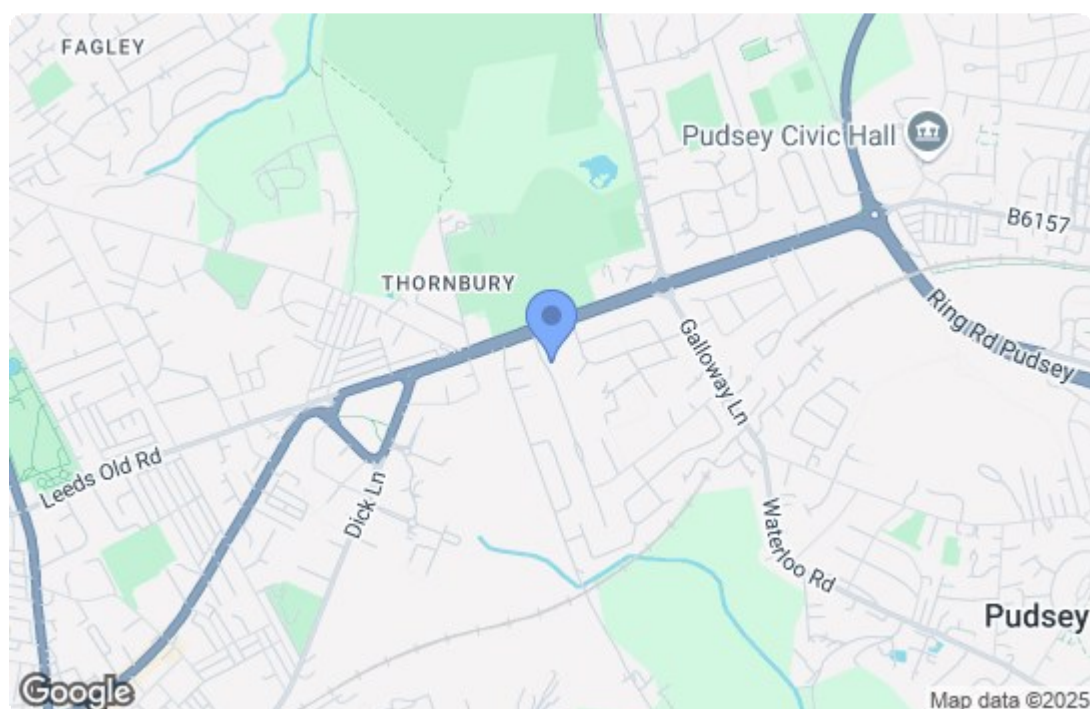


FRONT GARDEN

BACK GARDEN

ANGLE 3





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC