



**Lumby Lane, PUDSEY LS28 9JF**

**welcome to**

## **Lumby Lane, PUDSEY**

GUIDE PRICE £170'000-£175'000. Ideal first time buy, a three bedroom town house, close to local amenities and transport links. Low maintenance front & rear gardens.



## **Lumby Lane**

Three bedroom town house in a popular area of Pudsey which is conveniently located for access to the town centre, local schools and transport links. With a lounge, dining room, conservatory, three spacious bedrooms, and family bathroom. Externally you have an enclosed front garden and a low maintenance rear garden. The property has double glazing and radiator central heating.

Owlcoates Shopping Centre is nearby which offers both Asda and Marks and Spencer Superstore.

**\*VIEWING IS HIGHLY RECOMMENDED\***

### **Lounge**

13' 3" x 13' 2" ( 4.04m x 4.01m )

Spacious lounge with gas fire place, double glazed window to the front elevation and a radiator.

### **Dining Room**

10' 2" x 8' 6" ( 3.10m x 2.59m )

Nice sized dining room with recent new wood flooring. Patio doors leading to the conservatory.

### **Kitchen**

10' 2" x 7' 2" ( 3.10m x 2.18m )

Fitted kitchen with wall and base units, electric oven and hob, stainless steel sink with mixer tap and drainer. Back door leading to garden and a double glazed window to the rear elevation.

### **Bedroom One**

11' 5" x 9' 5" ( 3.48m x 2.87m )

Spacious double room with double glazed window to the rear elevation and a radiator.

### **Bedroom Two**

11' 8" x 9' 9" ( 3.56m x 2.97m )

Double bedroom with free standing wardrobes, double glazed window to the front elevation and a radiator.

### **Bedroom Three**

6' 2" x 8' ( 1.88m x 2.44m )

Single bedroom with double glazed window to the front elevation and a radiator.

### **Bathroom**

Fully tiled 3 piece suite bathroom comprises bath with mounted shower over, vanity wash and hand basin and low flush w/c. Chrome radiator and double glazed window to the rear elevation.

### **Externally**

The property benefits from a garage with power and light connected and a driveway to the rear of the property.

### **Front Garden**

Easy to maintain enclosed front garden mainly laid to lawn.

### **Rear Garden**

Low maintenance flagged rear garden.



***view this property online*** [williamhbrown.co.uk/Property/PDY111707](http://williamhbrown.co.uk/Property/PDY111707)



welcome to

## Lumby Lane, PUDSEY

- Three Bedroom Town House
- Ideal First Time Buy
- Sought After Location
- Two Receptions Rooms
- Garage & Driveway

Tenure: Freehold EPC Rating: C

guide price

**£170,000**



**view this property online** [williamhbrown.co.uk/Property/PDY111707](http://williamhbrown.co.uk/Property/PDY111707)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:

PDY111707 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**0113 257 2014**



Pudsey@williamhbrown.co.uk



4 - 6 Church Lane, PUDSEY, West Yorkshire,  
LS28 7BD



[williamhbrown.co.uk](http://williamhbrown.co.uk)