

Bell Wood Court, Pudsey LS28 8RJ

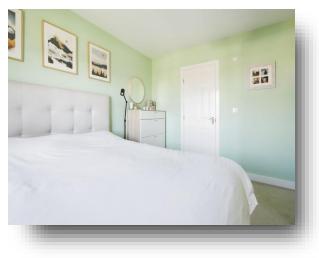


welcome to

Bell Wood Court, Pudsey

GUIDE PRICE £400,000 - £420,000 A particularly fine FOUR BEDROOM DETACHED FAMILY HOME situated in the highly desirable market town of PUDSEY. With Communal Green space, landscaped garden and off street parking from an extremely large driveway.













Bell Wood Court

Four bedroom modern detached family home comprising of Entrance Hall, downstairs WC, Lounge, Dining Kitchen, Four Bedrooms with the master having En-suite, House Bathroom, Drive for multiple cars, Landscaped Gardens with Patio Area, Summer House and Shed.

Entrance Hall

Front entrance door leading to the welcoming hallway with double glazed window to the side elevation and central heating radiator.

Downstairs Wc

With wash hand basin, low flush WC, radiator and double glazed window.

Lounge

19' 4" max x 11' 1" max (5.89m max x 3.38m max) A bright and airy family room with double glazed bay window to the front elevation and central heating radiator.

Dining Kitchen

18' max x 16' 7" max (5.49m max x 5.05m max) Modern fitted luxury kitchen with many features that are perfect for family living. With wall hung, drawer and base units with complimentary worktop surfaces, integrated fridge freezer and dishwasher, full wall of storage cupboards, useful breakfast Island with drawer and cupboard storage and hob to top with extractor fan over, space for dining table, spotlights to ceiling, double glazed window to the rear elevation, central heating radiator and Patio Doors leading to the patio area and garden extending the indoor living outdoors.

Landing

Stairs rising to the first floor. Loft access.

Bedroom 1

12' max x 11' 6" max (3.66m max x 3.51m max) With fitted wardrobes, double glazed windows to the rear elevation and central heating radiator.

En-Suite

Three piece suite comprising of walk in shower, low level WC, wash hand basin, frosted window to the side and heated towel rail.

Bedroom 2

12' 3" max x 10' 9" max ($3.73m \max x 3.28m \max$) With double glazed windows to the rear elevation and central heating radiator.

Bedroom 3

 8^{\prime} 5" max x 7' max (2.57m max x 2.13m max) With double glazed window to the rear and central heating radiator.

Bedroom 4

 8° 6" max x 8° max (2.59m max x 2.44m max) With double glazed window to the front elevation and central heating radiator.

Bathroom

Three piece bathroom suite comprising of bath with shower over and shower screen, low level WC, wash hand basin and heated towel rail.

Outside Area

The front of the property is open plan and Lawned, With large drive.

To the rear the garden is enclosed and has a patio area, lawned and bordered by shrubs and plans, summer house and shed, seating area to the bottom of the garden.





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Bell Wood Court, Pudsey

- GUIDE PRICE £400,000 £420,000 .
- FOUR BEDROOM MODERN DETACHED
- LANDSCAPED GARDENS
- LARGE DRIVE
- COMMUNAL GREEN SPACE ٠

Tenure: Freehold EPC Rating: B

guide price

£400,000





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postcode not the actual property

The Property Ombudsman

Property Ref: PDY113970 - 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.

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