



**The Grove, Pudsey LS28 7SJ**

**welcome to**

**The Grove, Pudsey**

Located in a desirable and well regarded area of Pudsey. Fantastic potential to improve and having a great degree of privacy, this is sure to be a popular property. Four bedrooms, conservatory, downstairs cloakroom, utility room and large drive.



### **The Grove Entrance Porch**

Brick built and glazed porch to the side with PVC and glazed door..

### **Cloakroom**

With double glazed window and central heating radiator.

### **Lounge**

19' x 11' 4" ( 5.79m x 3.45m )

With electric fire, double glazed window to the front and two central heating radiators.

### **Dining Room**

10' 4" x 10' ( 3.15m x 3.05m )

With double glazed window to the rear and central heating radiator.

### **Kitchen**

10' 4" x 9' 4" ( 3.15m x 2.84m )

Fitted kitchen with wall hung, base and drawer units, worktop surfaces over, stainless steel sink, built in oven, gas hob with extractor over, double glazed window to the rear elevation and central heating radiator. External door.

### **Utility Room**

6' x 4' 8" ( 1.83m x 1.42m )

With wall hung and base units and double glazed window to the side elevation.

### **Conservatory**

9' 4" x 6' 4" ( 2.84m x 1.93m )

A lovely addition to the property overlooking the garden, being carpeted and with a central heating radiator and with garden access.

### **Landing**

Staircase rising to the first floor.

### **Bedroom 1**

12' 5" x 10' 6" ( 3.78m x 3.20m )

With fitted wardrobes, double glazed window to the rear and central heating radiator.

### **Bedroom 2**

11' 2" x 10' 5" ( 3.40m x 3.17m )

With fitted wardrobes, double glazed window to the rear and central heating radiator.

### **Bedroom 3**

11' 5" x 8' 1" ( 3.48m x 2.46m )

With fitted wardrobes, double glazed window to the front and central heating radiator.

### **Bedroom 4 / Office**

10' 5" x 7' 2" ( 3.17m x 2.18m )

With double glazed window to the rear and central heating radiator.

### **Bathroom**

8' x 5' 2" ( 2.44m x 1.57m )

wash hand basin, bath, frosted window to the front elevation.

### **Wc**

With WC and frosted window to the side.

### **Outside Area**

Garage with electric and up and over door.

The garden is bordered by privot, lawned to the side and having a large drive for several cars, lawned to the back with a patio area.



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welcome to

## The Grove, Pudsey

- NO CHAIN
- SOUGHT AFTER LOCATION
- FOUR BEDROOM DETACHED PROPERTY
- CUL-DE-SAC LOCATION
- LARGE DRIVE

Tenure: Freehold EPC Rating: C

offers in excess of

**£440,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PDY113986 - 0006

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