

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.

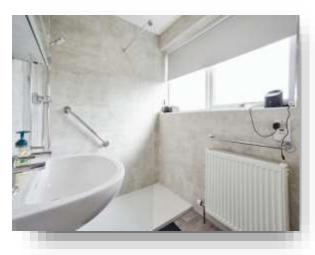












#### The Grove Entrance Porch

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" ( $5.79m \times 3.45m$ ) With electric fire, double glazed window to the front and two central heating radiators.

#### **Dining Room**

10' 4" x 10' (  $3.15m \times 3.05m$  ) 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**

 $6' \times 4' 8" (1.83m \times 1.42m)$ With wall hung and base units and double glazed window to the side elevation.

#### Conservatory

9' 4" x 6' 4" ( $2.84m \times 1.93m$ ) 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

 $8^{\prime}\,$  x 5 $^{\prime}$  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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- 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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The Property Ombudsman

Property Ref: PDY113986 - 0006 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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