



Kent Avenue, Pudsey LS28 9ED

welcome to

Kent Avenue, Pudsey

Three bedroom bungalow with great kerb appeal in the market town of Pudsey. With off road parking and a mature well kept garden perfect for enjoying the summer months, spacious downstairs living area with a lounge, kitchen and dining room, modern bathroom.



Kent Avenue

Bungalow briefly comprising of Entrance Hall, Lounge, Kitchen, Dining Room, Downstairs Bedroom, Two further Bedrooms upstairs, Bathroom.

Entrance Hall

10' 7" x 9' 3" (3.23m x 2.82m)

Front entrance door to entrance hall, laminate flooring and central heating radiator.

Lounge

16' x 11' (4.88m x 3.35m)

Double glazed window to the front elevation, carpet and central heating radiator.

Kitchen

9' 3" x 8' 3" (2.82m x 2.51m)

Fitted kitchen with wall hung, drawer and base units, new granite worktops, plumbing for washer, fridge, cooker, tiled floor, double glazed window to the front elevation and central heating radiator.

Dining Room

11' 7" x 11' (3.53m x 3.35m)

With patio doors to the garden, carpet and central heating radiator.

Bedroom To Ground Floor

9' 3" x 8' 3" (2.82m x 2.51m)

With carpet, double glazed windows to the side and central heating radiator.

Shower Room

7' x 5' 4" (2.13m x 1.63m)

Tiled walls, shower, low flush WC, heated towel rail

Landing

10' 6" x 3' (3.20m x 0.91m)

With useful storage and being carpeted.

Bedroom 1

13' 4" x 9' 8" (4.06m x 2.95m)

Double room flooded with natural light from the double glazed windows to the front and side, built in wardrobes, carpet and central heating radiator.

Bedroom 3

9' 4" x 7' 3" (2.84m x 2.21m)

Double glazed windows to the front elevation, carpet and central heating radiator.

Outside Area

This bungalow has lots of attractive kerb appeal, with low wall to the front garden that is mainly lawned, dual car drive leading to a garage. Storage shed in the well tended rear garden.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Kent Avenue, Pudsey

- THREE BEDROOM BUNGALOW
- OFF ROAD PARKING / GARAGE
- ENCLOSED GARDEN
- STORAGE SHED
- GENEROUS LIVING AREA TO GROUND FLOOR

Tenure: Freehold EPC Rating: E

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114202 - 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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