



Lumby Close, Pudsey LS28 9JS

welcome to

Lumby Close, Pudsey

Generous sized three bedroom semi-detached property delightfully situated between Bradford City Centre and Leeds City Centre and would be ideal for growing families. An internal inspection is highly recommended to appreciate everything this property has to offer.



Lumby Close

Semi-detached property briefly comprising of Entrance Hall, Lounge, Living Dining Area, Kitchen, Landing, Three Bedrooms, Bathroom, Drive for dual cars, Enclosed Gardens.

Entrance Hall

6' 8" x 4' (2.03m x 1.22m)

Front entrance door leading to the welcoming entrance hall.

Lounge

14' 2" x 11' 11" (4.32m x 3.63m)

With wood flooring, wall mounted fire, double glazed windows to the front elevation.

Living Dining Area

19' 5" x 7' 8" (5.92m x 2.34m)

Great size living area to the extension that has many features that are perfect for family style living.

Kitchen

19' 3" x 6' 1" (5.87m x 1.85m)

Fitted kitchen with wall hung, drawer and base units with complimentary worktop surfaces over, tiled splashbacks, gas hob, electric oven and extractor fan over, spotlights to ceiling, stainless steel double sink, plumbing for washer and dryer double glazed window, tiled flooring and external door to the garden.

Landing

11' x 6' (3.35m x 1.83m)

Staircase rising to the first floor.

Bedroom One

12' 1" x 8' 1" (3.68m x 2.46m)

Double room with central heating radiator and double-glazed windows.

Bedroom Two

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

Double room with central heating radiator and double-glazed windows.

Bedroom Three

7' 3" x 6' 1" (2.21m x 1.85m)

Good sized single room with central heating radiator and double-glazed windows.

Bathroom

5' 9" x 5' 1" (1.75m x 1.55m)

Fully tiled bathroom comprising of corner bath with shower over and shower screen, low flush WC, wash hand basin, heated towel rail and frosted double glazed window.

Externally

A generous drive to the side with space for two cars, bordered by a wall. Pathway to the front door and to the side and leads to the delightful private garden with an array of niceties including a large lawned area, a large decking area perfect for spending the summer months. This property really is a must see.



view this property online williamhbrown.co.uk/Property/PDY114228



welcome to

Lumby Close, Pudsey

- THREE BEDROOM SEMI DETACHED
- NO ONWARD CHAIN
- OFF STREET PARKING
- GARDEN WITH DECKED AREA
- SPACIOUS HOME MUST BE SEEN

Tenure: Freehold EPC Rating: C

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY114228



Property Ref:
PDY114228 - 0005

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 buyer's 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk