









# 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.





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# **Lumby Close, Pudsey**

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

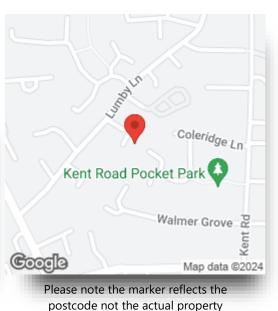
Tenure: Freehold EPC Rating: C

£240,000





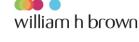




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