



**Swinnow Green, Pudsey LS28 9AW**

**welcome to**

**Swinnow Green, Pudsey**

3 bedroom detached home providing flexible living space. Will suit those looking for a separate home office. Large sunny gardens front and rear with outbuilding for storage. Quiet cul-de-sac location, parking for multiple vehicles. Excellent family home.



## **Swinnow Green**

Modern Detached family home briefly comprising of Entrance Hall, Downstairs WC, Dining Room, Office, Living Room, Kitchen, Utility Room, Conservatory, Three Bedrooms to the Second Floor, the master having en-suite and House Bathroom.

### **Entrance Hall**

9' 7" x 7' 8" ( 2.92m x 2.34m )

Front entrance door leading to the welcoming entrance hall with useful storage cupboard, laminate flooring, central heating radiator and stairs to the first floor. Nest smart control fitted,

### **Downstairs Cloakroom**

With low flush WC, wash hand basin, frosted double glazed window and central heating radiator.

### **Dining Room**

12' x 7' 8" ( 3.66m x 2.34m )

The integral garage has been converted by the current owner and makes the most of the space to a family reception room.

### **Living Room**

14' 3" into bay x 11' 9" into alcove ( 4.34m into bay x 3.58m into alcove )

A light and airy spacious family room with a feature fire place and a radiator to the bay window.

### **Kitchen**

8' 7" x 8' 6" ( 2.62m x 2.59m )

Modern fitted kitchen with wall hung, drawer and base units with complimentary worktop surfaces over, oven hob and extractor fan over, sink with drainer and dishwasher, vinyl flooring.

### **Utility Room**

Space for washer, dryer and storage. Ideal boiler, laminate flooring.

### **Conservatory**

11' 9" x 9' 8" ( 3.58m x 2.95m )

This lovely addition to the property has a solid roof and surrounding double glazed windows, spotlights

to ceiling, radiator.

### **Landing**

15' 1" x 8' 6" ( 4.60m x 2.59m )

Staircase rising to the first floor with useful airing cupboard, central heating radiator, double glazed window to the side, access to the half boarded loft.

### **Bedroom 1**

15' 1" x 8' 6" ( 4.60m x 2.59m )

The master bedroom is a great sized double flooded with natural light from the dual double glazed windows, having useful built in wardrobes for storage, carpet, central heating radiator

### **En-Suite**

6' 2" x 5' 6" ( 1.88m x 1.68m )

The en-suite to the master bedroom has a walk in shower, low flush WC, heated towel rail, laminate flooring and frosted double glazed window, wash hand basin.

### **Bedroom 2**

9' 5" x 8' 8" ( 2.87m x 2.64m )

The good sized second bedroom over looks the rear garden and also has built in storage. With central heating radiator and double glazed windows.

### **Bedroom 3**

11' 4" x 8' 8" ( 3.45m x 2.64m )

With double glazed window to the rear, carpet and central heating

### **Bathroom**

6' 4" x 5' 6" ( 1.93m x 1.68m )

Comprising of bath with shower over, wash hand basin, low flush WC, tiled walls, vinyl flooring and central heating radiator.

### **External**

The private enclosed garden is predominantly laid to lawn with a patio area perfect to enjoy the summer months and children's play. Off street parking to the large drive.

The large outbuilding is great storage or use as a

workshop, having lighting and power.



**view this property online** [williamhbrown.co.uk/Property/PDY114521](http://williamhbrown.co.uk/Property/PDY114521)



welcome to

## Swinnow Green, Pudsey

- Three Bedroom Plus Home Office
- Low Maintenance Sunny Gardens
- Four Downstairs Reception Rooms
- Multi Car Parking
- Large Outbuilding for Storage

Tenure: Freehold EPC Rating: Awaited

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PDY114521](http://williamhbrown.co.uk/Property/PDY114521)



Property Ref:  
PDY114521 - 0004

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.

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](mailto:Pudsey@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**