





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.

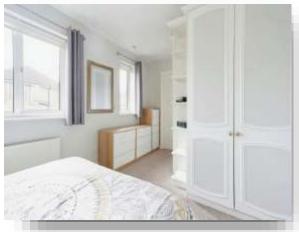












Swinnow Green

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.

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









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