



**Owlcotes Gardens, Pudsey LS28 7PD**

**welcome to**

**Owlcotes Gardens, Pudsey**

Four bedroom spacious semi detached property upgraded by the current owner. Off road parking for multi cars to the large drive. The loft is boarded and has a pull down ladder.



## Owlcotes Gardens

Extended semi detached property briefly comprising of Living Room, Dining Room, Kitchen, Garage currently being used as a Cinema Room, Four Bedrooms, Bathroom, Gardens, Large Drive.

### Lounge

20' x 11' 4" ( 6.10m x 3.45m )

A fantastic sized family room with patio doors leading to the garden, central heating radiator, double glazed window to the front. A light and airy room.

### Dining Room

9' 8" x 7' 1" ( 2.95m x 2.16m )

Understairs storage, room for table and chairs, wood laminate flooring, double glazed windows to the rear elevation.

### Kitchen

8' 3" x 7' 8" ( 2.51m x 2.34m )

Well designed modern kitchen with stylish fitted wall hung, drawer and base units and complimentary worktop surfaces, lighting to kicker boards, 2 year old Worcester boiler, integrated microwave oven, dishwasher, plumbing for washer, wine fridge, sink with drainer double glazed windows to the rear elevation.

### Landing

Staircase rising to the first floor. Access to the boarded loft with drop down ladder and power.

### Bedroom 1

14' 1" x 9' 4" ( 4.29m x 2.84m )

Good sized master bedroom, storage cupboard, carpet, central heating radiator, CCTV, double glazed windows to the front elevation.

### Bedroom 2

11' 2" x 9' 6" ( 3.40m x 2.90m )

Spacious second bedroom with carpet, central heating radiator and double glazed windows to the rear elevation.

### Bedroom 3

10' 2" x 8' 4" ( 3.10m x 2.54m )

Another double bedroom with double glazed window to the rear, central heating radiator and carpet.

### Bedroom 4

9' x 8' 3" ( 2.74m x 2.51m )

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

### Bathroom

Finished to the same high standard as the rest of the house. Bath with shower over, floating wash hand basin, low flush WC, Philip Hugh lighting, frosted double glazed window to the rear, tiled flooring.

### External

Large front garden with lawn, front porch.

Double sized drive for multi cars.

The large rear garden is enclosed adding to the feeling of privacy.

### Garage

14' 2" x 7' 8" ( 4.32m x 2.34m )

The current owners use this fantastic space as a cinema room with a projector, carpeted, space for a fridge and having an area for refreshments. The current owner also has gym equipment here. A great all round family entertainment room.



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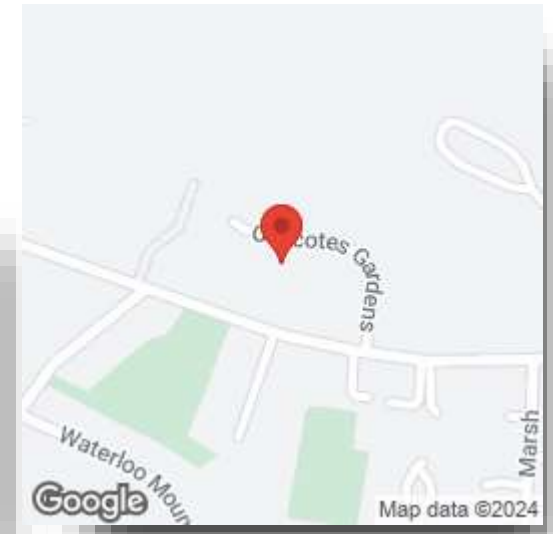
welcome to

## Owlcotes Gardens, Pudsey

- Four Bedroom Extended Semi Detached
- Boarded Loft
- Modern Fitted Kitchen
- Large Drive & Garage
- Good Pudsey Location

Tenure: Freehold EPC Rating: C

# £300,000



Please note the marker reflects the postcode not the actual property

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