



**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.



**view this property online** [williamhbrown.co.uk/Property/PDY114609](http://williamhbrown.co.uk/Property/PDY114609)



welcome to

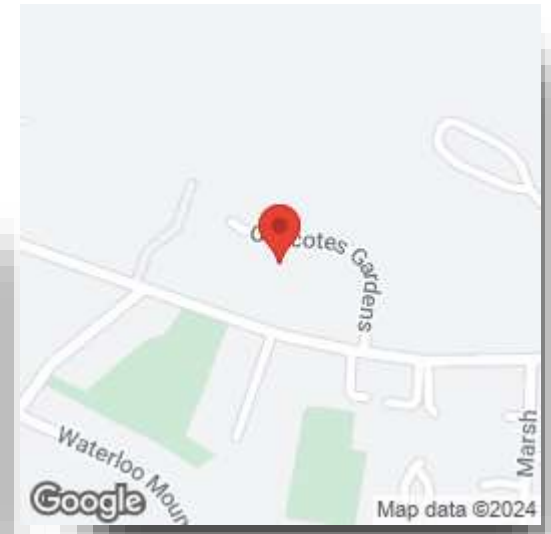
## Owlcotes Gardens, Pudsey

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

Tenure: Freehold EPC Rating: C

offers over

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PDY114609](http://williamhbrown.co.uk/Property/PDY114609)



Property Ref:  
PDY114609 - 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)**