

Larkfield Road, Pudsey LS28 7NF



welcome to

Larkfield Road, Pudsey

Stone built two double bedroom terraced home with cellar and garden, minutes from the niceties of Pudsey with its park and green areas, yet with excellent transport links to Leeds, Bradford and surrounding areas.

An extremely well presented, ready to move into home.













Larkfield Road

Terraced property upgraded to a high standard. Briefly comprising of Lounge, Kitchen, Cellar, Two Bedrooms, Loft, Garden.

Lounge

14' 8" x 12' 2" ($4.47m \times 3.71m$) Spacious living room which enjoys plenty of natural light with wood burner to the chimney breast, laminate flooring, double glazed windows to the front elevation.

Kitchen

12' 6" x 11' 6" ($3.81m \times 3.51m$) An impressive size room with stylish fitted furniture blending quality with character, wooden flooring, wood worktops, sink with drainer, double glazed window to the front elevation.

Landing Bedroom 1

15' x 12' 1" ($4.57m \times 3.68m$) A most inviting spacious master bedroom with wood flooring, panelling, double glazed windows to the front elevation and central heating radiator.

Bedroom 2

11' 5" x 7' 3" (3.48m x 2.21m) Wood flooring, built in storage, double glazed windows to the front elevation, loft access, central heating radiator.

Bathroom

Finished to the same high standard as the rest of the house the modern bathroom has bath with shower over, tiled walls, low flush WC, vanity sink unit, heated towel rail.

External

Private garden with patio perfect to enjoy the summer months.





welcome to

Larkfield Road, Pudsey

- Two Double Bedroom Terraced
- Garden with Patio & Shed
- Recently fitted Kitchen & Bathroom
- Modern & Well Presented Internally
- Minutes from the Niceties of Pudsey .

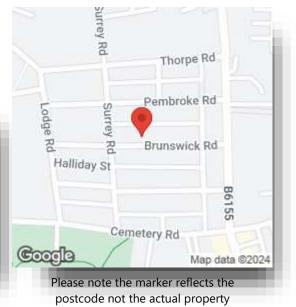
Tenure: Freehold EPC Rating: D

£230,000









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Property Ref: PDY114592 - 0002 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.

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