









welcome to

Weavers Row, Pudsey

Located in the highly regarded area of the market town of Pudsey near good local amenities and near Crawshaw school. A good sized two bedroom mid terrace with parking at the rear.

Offered with vacant possession and no onward chain.













Weavers Row

Modern terraced home briefly comprising of Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and Gardens.

Entrance Porch

4' 1" x 3' 5" (1.24m x 1.04m) Front entrance door to entrance porch.

Lounge

12' 7" x 11' 7" (3.84m x 3.53m)

A good size living room with feature electric fireplace, central heating radiator, double glazed windows to the front elevation, A pleasant family room for gathering, relaxing and enjoying each others company.

Kitchen

11' 7" x 10' (3.53m x 3.05m)

The well designed kitchen has wall hung, drawer and base units with complimentary worktops over, plumbing for washer and dishwasher, space for fridge freezer, beko oven, hob and extractor fan over, sink with drainer, double glazed windows to the rear elevation, laminate flooring and radiator.

Landing

6' 1" x 2' 9" (1.85m x 0.84m)

Staircase rising to the first floor. Carpet, loft access.

Bedroom 1

11' 2" x 8' 2" (3.40m x 2.49m)

The master bedroom is a good size with built in storage and wardrobes reaching across one wall offering ample storage, central heating radiator, carpet and double glazed windows to the front.

Bedroom 2

11' 2" x 6' 4" (3.40m x 1.93m)

The second bedroom is a good size room with carpet, radiator and double glazed windows to the rear.

Bathroom

8' x 5' (2.44m x 1.52m)

The bathroom is mainly tiled and has a bath with shower over, low flush WC, wash hand basin, central heating radiator.

External

To the outside the rear garden has hedge to one side, fencing to the other adding to the feeling of privacy. Lawn and path to the gate. To the front the property has a low wall and mature trees.





welcome to

Weavers Row, Pudsey

- Two bedroom terrace
- No chain involved
- Very well presented throughout
- Gas central heating
- Parking at the rear

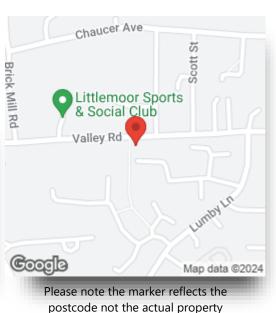
Tenure: Freehold EPC Rating: D

£189,000









view this property online williamhbrown.co.uk/Property/PDY114721



Property Ref: PDY114721 - 0007 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 quidance 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.



0113 257 2014



Pudsey@williamhbrown.co.uk



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



williamhbrown.co.uk

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.