



**Perseverance Street, Pudsey LS28 7PZ**

**welcome to**

**Perseverance Street, Pudsey**

GUIDE PRICE £200,000 - £210,000

A lovely two bedroom cottage, situated within a popular residential location and offered for sale with NO ONWARD CHAIN. Boasting GOOD SIZED lounge and DINING KITCHEN, plus two double bedrooms and enclosed garden area. Must be viewed to be fully appreciated.



## **Perseverance Street**

Mid terraced property briefly comprising of Lounge, Kitchen, Two Bedrooms, Bathroom.

### **Lounge**

14' 4" x 10' ( 4.37m x 3.05m )

A most welcoming sitting room with carpet, gas fire and central heating radiator.

### **Kitchen**

16' 9" x 10' ( 5.11m x 3.05m )

Well designed kitchen with wall hung, drawer and base units with complimentary worktop surfaces over, Indesit oven, sink with drainer, fridge freezer, understairs storage and Worcester boiler.

### **Landing**

Staircase rising to the first floor.

### **Bedroom 1**

14' 7" x 9' ( 4.45m x 2.74m )

The master bedroom has built in wardrobes, carpet, radiator and double glazed windows to the rear elevation.

### **Bedroom 2**

14' x 6' 6" ( 4.27m x 1.98m )

The second bedroom has a useful built in cupboard, carpet, radiator and double glazed windows to the front elevation.

### **Bathroom**

6' 9" x 5' 4" ( 2.06m x 1.63m )

Having tiled floor and walls, bath, low flush WC, wash hand basin, heated towel rail and frosted double glazed window.



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## Perseverance Street, Pudsey

- GUIDE PRICE £200,000 - £210,000
- Charming Cottage
- Two Bedrooms
- Patio Area
- Near Queens Park

Tenure: Freehold EPC Rating: D

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY114708 - 0003

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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.



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