









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

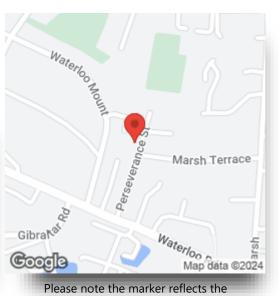
guide price

£200,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY114708



Property Ref: PDY114708 - 0003 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 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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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

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.