



**Britannia Street, Stanningley Pudsey LS28 6NR**

**welcome to**

**Britannia Street, Stanningley Pudsey**

Three bedroom mid terrace with off street parking greatly improved by the current owner with fitted kitchen, new flooring downstairs, new bathroom and decor improvements.

Located near Stanningley Primary & Leeds West Academy and near the green space of Stanningley park.



## **Britannia Street**

The accommodation briefly comprises; entrance hall, lounge, kitchen, three bedrooms, partially boarded loft, house bathroom. To the outside there is a private low maintenance south facing garden with patio area and off street parking.

### **Entrance Hall**

Front entrance door to welcoming entrance hall,.

### **Lounge**

12' 5" x 12' 4" ( 3.78m x 3.76m )

Laminate flooring, double glazed window to the front elevation, central heating radiator.

### **Kitchen Diner**

15' 7" x 10' 5" ( 4.75m x 3.17m )

Well designed kitchen with soft close cupboards, open storage space, laminate flooring, central heating radiator, double glazed window to the front elevation, space for cooker, plumbed for washer, space for fridge freezer, worktop surfaces and tiling, room for table & chairs Beams to ceiling.

### **Bedroom 1**

12' 4" x 12' 2" ( 3.76m x 3.71m )

Good sized master bedroom with carpet, central heating radiator, fitted cupboard with extra storage/wardrobe space, double glazed window to the front elevation.

### **Bedroom 2**

10' 4" x 7' 2" ( 3.15m x 2.18m )

The second bedroom is also a double room with carpet, double glazed window to the rear and central heating radiator.

### **Bedroom 3**

9' 5" x 4' 7" ( 2.87m x 1.40m )

Double glazed window to the front, carpet and central heating radiator.

### **Bathroom**

7' 5" x 6' 2" ( 2.26m x 1.88m )

The bathroom has been made enlarged by the

current owner to be a much more spacious and relaxing room. Walk in shower, wash hand basin, low flush WC, tiled floor and fully tiled walls, 2 frosted double glazed windows.

### **Loft**

Loft hatch to the boarded loft

### **External**

South facing garden, patio area to the rear, perfect for enjoying the summer months, fully fenced adding to the privacy, outdoor tap.



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welcome to

## Britannia Street, Stanningley Pudsey

- Three Bedroom Spacious Mid Terrace
- New Fitted Kitchen
- New Bathroom
- New Flooring Downstairs
- Easy Reach of Stanningley Primary & Leeds West

Tenure: Freehold EPC Rating: C

offers over

**£180,000**



Please note the marker reflects the postcode not the actual property

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