









welcome to

Lane End, Pudsey

Offered with no chain and vacant possession, modern two bedroom terrace with allocated parking and a low maintenance garden. Decorated in neutral colours and ready to move into.













Lane End

Terrace property briefly comprising of Entrance Hall, Lounge, Kitchen Diner, Two Bedrooms, Bathroom, Garden, Allocated Parking.

Entrance Hall

Front entrance door leading to the entrance hall with laminate flooring.,

Lounge

14' x 12' 11" (4.27m x 3.94m)

A great sized family living room with wood effect flooring, electric fire, central heating radiator, double glazed windows to the front elevation and double doors leading to the kitchen diner.

Kitchen Diner

17' 1" x 8' (5.21m x 2.44m)

Well designed kitchen with wall hung, drawer and base units with extractor fan, oven, plumbing for washer, space for fridge freezer, central heating radiator and laminate flooring.

Bedroom One

13' 2" x 10' 6" (4.01m x 3.20m)

The master bedroom is a good size with useful walk in wardrobe for storage, central heating radiator and double glazed windows to the front elevation.

Bedroom Two

9' 10" x 6' 11" (3.00m x 2.11m)

Single bedroom or good space for a home office or nursery with central heating radiator and double glazed window to the front.

Shower Room

Part tiled shower room with shower, wash basin, low flush WC and frosted double glazed window.

External

A separate allocated parking space. The low maintenance garden is gravelled.





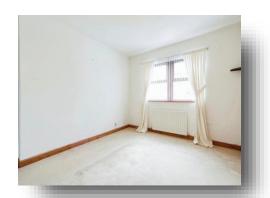
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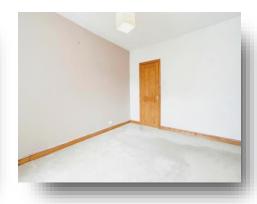
- Modern Two Bedroom Terraced
- Low Maintenance Garden
- Vacant Possession
- Pudsey Lowtown Location
- Allocated Parking

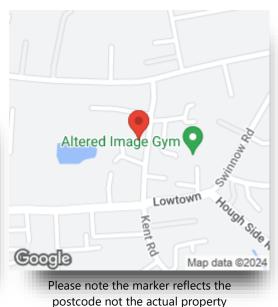
Tenure: Freehold EPC Rating: C

£175,000









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Property Ref: PDY114934 - 0003 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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