



Moor Grove, Pudsey LS28 9JQ

welcome to

Moor Grove, Pudsey

Three bedroom semi detached property with a large garden in the heart of Pudsey. Nearest schools being Southroyd Primary. Greenside, Crawshaw Academy. With excellent commuter links via the Ring Road to Leeds, Bradford and beyond, yet having local facilities that Pudsey has to offer.



Moor Grove

William H BROWN are pleased to present for sale this very well presented THREE BEDROOM, SEMI-DETACHED HOUSE on a large plot in the market town of PUDSEY.

Situated in a quiet location, the property has a downstairs cloakroom, welcoming lounge, well designed kitchen, three bedrooms and a spacious house bathroom. The extensive gardens are perfect for enjoying the summer months or children's play.

The property is close to local amenities and has good commuter and transport links to the surrounding areas.

An early viewing is advised so as not to be disappointed and miss out on this lovely home.

Entrance Porch

5' 5" x 3' (1.65m x 0.91m)

Glazed porch area with tiled flooring.

Entrance Hall

13' 6" x 6' (4.11m x 1.83m)

Front entrance door leading to the entrance hall.

Downstairs Cloakroom

6' x 5' 4" (1.83m x 1.63m)

Low flush WC, wash hand basin, built in storage, laminate flooring.

Lounge

15' 4" x 13' 6" (4.67m x 4.11m)

Great size family living room with large double glazed windows to the front elevation, gas fire with remote, central heating radiator and laminate flooring.

Kitchen

15' 11" x 10' (4.85m x 3.05m)

With wall hung, drawer and base units with complimentary worktop surfaces, sink with drainer, double oven, double glazed windows to the side and rear, laminate flooring, central heating radiator and side door to the garden.

Landing

12' x 11' 7" (3.66m x 3.53m)

Landing rising to the first floor with a fantastic double glazed window with far reaching views, carpet and airing cupboard.

Bedroom One

12' 5" x 9' 6" (3.78m x 2.90m)

A good sized master bedroom with built in wardrobes, laminate flooring, central heating radiator and double glazed windows to the front elevation.

Bedroom Two

10' 4" x 8' 3" (3.15m x 2.51m)

With carpet, central heating radiator and double glazed windows to the front elevation.

Bedroom Three

6' x 6' 2" (1.83m x 1.88m)

With carpet, double glazed window to the rear elevation and central heating radiator.

Bathroom

9' 5" x 9' (2.87m x 2.74m)

A most relaxing bathroom with vanity sink unit, low flush WC, corner bath, shower, tiled walls, laminate floor, central heating radiator and frosted double glazed window to the side.

External

A fantastic sized private garden laid to lawn and shrubs on a corner plot that is perfect for childrens or pets play,
Off road parking to the driveway and Garage.



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welcome to

Moor Grove, Pudsey

- Three Bedroom Semi Detached
- Situated On A Large Plot
- Located In The Market Town of Pudsey
- Downstairs Cloakroom + Large Bathroom
- Viewing Strongly Advised

Tenure: Freehold EPC Rating: D

offers in the region of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114984 - 0004

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.

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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