



**Roker Lane, Pudsey LS28 9HW**

**welcome to**

**Roker Lane, Pudsey**

GUIDE PRICE £185,000 - £195,000 Beautiful valley views, offering a scenic and tranquil backdrop. Off-road parking providing convenience for homeowners. Shed with power. Nearest schools include Southroyd and Crawshaw. Comprising of Lounge, Kitchen Diner, Three Bedrooms, Bathroom.



### Property Information

This well presented three-bedroom mid terrace home offers a fantastic opportunity for buyers seeking a comfortable and modernised property in a desirable location. Improved by the current owner to include a fitted kitchen with a stylish design, featuring a range cooker for those who love to cook, boiler ensuring energy efficiency and reliability, double glazing throughout enhancing insulation and reducing energy costs.

Spacious living areas with a well-maintained interior, house bathroom and three bedrooms.

Sure to appeal to a range of buyers, this is an ideal property for families, first-time buyers or investors. Viewing is highly recommended.

### Entrance Hall

Front entrance door leading to hallway with central heating radiator.

### Lounge

13' 3" max x 13' 9" max ( 4.04m max x 4.19m max )

With double glazed window and laminate flooring.

### Kitchen Diner

16' 8" max x 8' 9" max ( 5.08m max x 2.67m max )

The modern kitchen has corner units, range cooker, plumbing for washer, laminate flooring, understairs pantry, double glazed window and central heating radiator, room for table and chairs.

### Landing

Staircase rising to the first floor, carpet.

### Bedroom 1

13' 2" max x 7' 3" max ( 4.01m max x 2.21m max )

Double glazed window to the front with Valley views, central heating radiator.

### Bedroom 2

10' 2" max x 9' 1" max ( 3.10m max x 2.77m max )

Double glazed window to rear, carpet and central heating radiator.

### Bedroom 3

8' 10" max x 7' 3" max ( 2.69m max x 2.21m max )

With double glazed window, carpet, and central heating radiator.

### Bathroom

6' 2" max x 6' 3" max ( 1.88m max x 1.91m max )

Frosted glazed window, heated towel rail, bath, low flush WC, wash basin, extractor fan.

### External

Low maintenance with fencing to the rear with far reaching views. Patio area and lawn perfect for enjoying the summer months or children's play. Parking space. Shed with power.

### Agents Note

The far-reaching view is from across the road to the property.



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## **Roker Lane, Pudsey**

- Three-year-old Double Glazing increasing energy efficiency
- GUIDE PRICE £185,000 - £195,000
- Valley Views
- Off Road Parking
- Low Maintenance Garden with Patio

Tenure: Freehold EPC Rating: C

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115360 - 0007

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