



Stoneacre
Properties



Lumby Lane

Pudsey, LS28 9JF

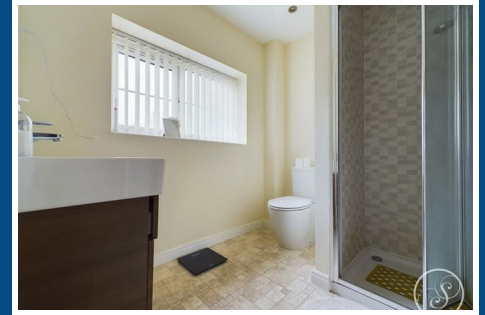
O.I.R.O £430,000



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Entrance Hall

A welcoming entrance hall benefitting from neutral decoration, gas central heating, a useful storage cupboard and provides access to;

Downstairs W.C

With a two piece suite including a wash hand basin, low level w.c, gas central heating radiator and a frosted double glazed window to the front elevation.

Lounge

A spacious lounge with neutral decoration, gas central heating radiator to the front elevation with a double glazed window which allows lots of natural light in to the room,

Kitchen

A huge benefit to this property is the large kitchen diner to the rear elevation comprising of a modern fully fitted kitchen with double oven, gas hob with splash back tiling, overhead extractor fan, stainless steel sink with drainer, plumbing for washer & dishwasher, space for fridge freezer, spot lighting, a door allowing access to the integral garage and a double glazed window to the rear elevation allowing views of the garden.

The dining element provides space for a decent size table, bi-folding doors providing access to the fully enclosed rear garden perfect for entertaining and alfresco dining.

First Floor Landing

Neutrally presented benefitting from a useful storage cupboard and provides access to;

Master Bedroom

A very spacious master bedroom benefitting from wall length fitted wardrobes, a double glazed window to the front elevation allowing lots of light in to the room, gas central heating radiator and access to the en-suite shower room.

En-suite

Comprising of a walk in shower, wash hand basin, low level w.c, heated towel rail, part tiled walls, a frosted double glazed window to the front elevation and spot lighting.

Bedroom Two

The second double bedroom is to the rear elevation providing views of the garden & beyond via a double glazed window, neutral decoration and gas central heating radiator.

Bedroom Three

A further double bedroom to the front elevation of the property benefitting from fitted wardrobes, gas central heating and a double glazed window.

Bedroom Four

A very good sized fourth bedroom currently dressed as an office to the rear elevation with gas central heating, neutral decoration and a double glazed window.

House Bathroom

A modern three piece suite comprising a bath with overhead shower, wash hand basin, low level w.c, part tiled walls, a double glazed frosted window, spot lighting and heated towel rail.

Garage

With an electric up & over door, a further door providing access to the side elevation and perfect for additional storage space if required.

Externally

To the front of the property is a drive way for two cars, a path to the front door and lawn to one side. A gated path leads down the side of the house to the rear garden which can also be accessed via the kitchen diner. The rear itself has a well maintained lawn and a patio area.



Road Map



Hybrid Map



Terrain Map



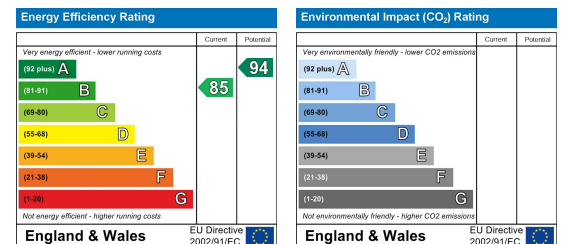
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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