



Stoneacre
Properties



Lumby Close

Pudsey, LS28 9JS

£240,000



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Entrance Hall

Providing access to;

Lounge

The spacious lounge features a large double glazed window to the front elevation, gas central heating radiator, neutral decoration giving access to;

Dining/Livingroom

To the extended rear elevation is the dining room with lots of potential to make your own and currently benefits from modern neutral decoration, gas central heating, a double glazed window to the rear of the house and also providing access to the kitchen.

Kitchen

A large kitchen space with ample wall & base unit storage cupboards, plumbing for dish washer, washing machine, space for a dryer and large fridge freezer. The kitchen also comprises a gas hob with electric oven, sink with drainer, a storage cupboard where the boiler is housed and double glazed windows to the side & rear elevations with a door accessing the rear decked garden.

First Floor Landing

Benefitting from over stair storage space, airing cupboard and a double glazed window to the side elevation. Also providing access to;

Master Bedroom

To the front elevation is the master bedroom with modern neutral decoration, a double glazed window with open views and a gas central heating radiator.

Bedroom Two

A further double bedroom to the rear elevation with a

double glazed window providing views of the garden, neutral décor and a gas central heating radiator.

Bedroom Three

A further single bedroom to the front elevation with a double glazed window, gas central heating and is currently dressed as an office.

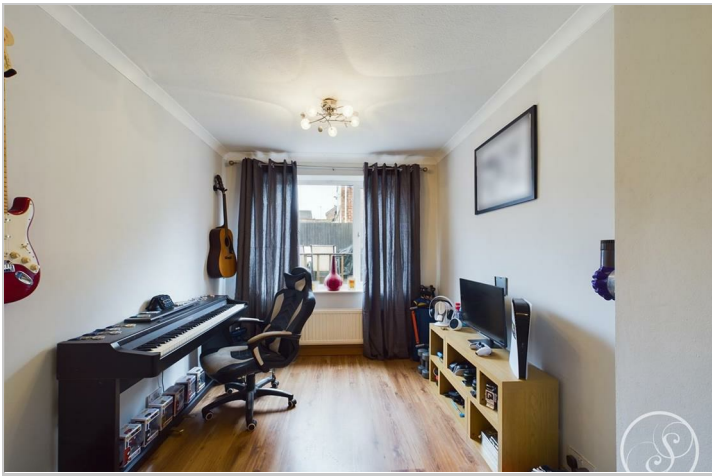
Bathroom

Comprising of a three piece suite including a corner bath with overhead shower, wash hand basin, low level w.c, a frosted double double glazed window and neutrally finished.

Externally

To the front of the property is a low maintenance garden, off street parking for two family sized cars and a path leading to the front door as well as the fully enclosed gardens.

To the rear is a fully decked patio area perfect for entertaining, alfresco dining and to the side elevation is a large well maintained lawn with the potential to extend outwards subject to relevant planning permissions.



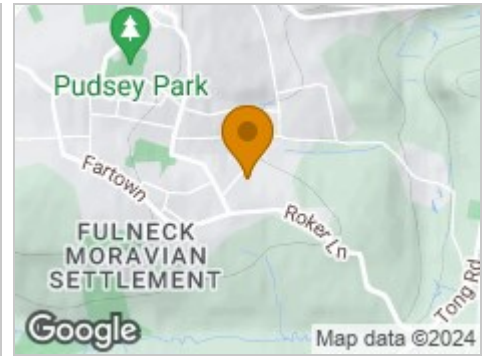
Road Map



Hybrid Map



Terrain Map



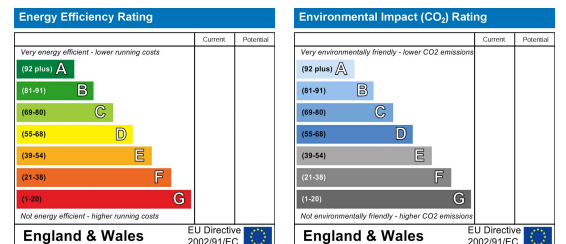
Floor Plan



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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