



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :  
Freehold**





Brought to the market for sale is this fantastic three bedroom detached home located on Dawsons Corner in Stanningley. Offering spacious room throughout, the property comprises in brief: - ground floor: - entrance porch, lounge, dining area and a kitchen. First floor: - landing, three bedrooms and a bathroom. Benefits from double glazing, gas central heating and a burglar alarm. Externally, there is a driveway to the front that provides off road parking for several vehicles. To the rear is a garage and a fully enclosed, low maintenance garden. Call Tudor Sales & Lettings on 0113 282 3056 for more information, or to arrange a viewing.

**Living Room** 14' 9" x 9' 9" (4.50m x 2.97m)

Living room with fireplace and mantelpiece surround. Double glazed window and door leading to porch. Coving to ceiling and centrally heated radiator

**Kitchen** 10' 4" x 7' 0" (3.15m x 2.13m)

Modern fitted kitchen a range of wall and base units and with integrated appliances including oven and sink with mixer tap. tiled splashback and flooring, Double glazed window and door to garden.

**Dining Room** 13' 0" x 7' 4" (3.96m x 2.24m)

Seperate dining area with coving to ceiling, double glazed window and centrally heated radiator

**Bedroom 1** 10' 1" x 8' 3" (3.07m x 2.51m)

Double bedroom with built in wardrobe, double glazed window and centrally heated radiator

**Bedroom 2** 9' 9" x 8' 3" (2.97m x 2.51m)

Double bedroom with double glazed window and centrally heated radiator

**Bedroom 3** 7' 2" x 6' 2" (2.18m x 1.88m)

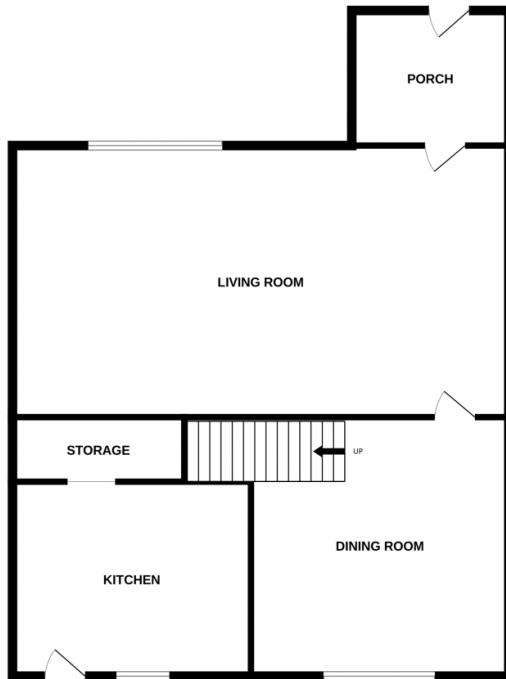
Currently used as an office this could also be used as a single bedroom with double glazed window and centrally heated radiator

**Bathroom** 7' 0" x 6' 2" (2.13m x 1.88m)

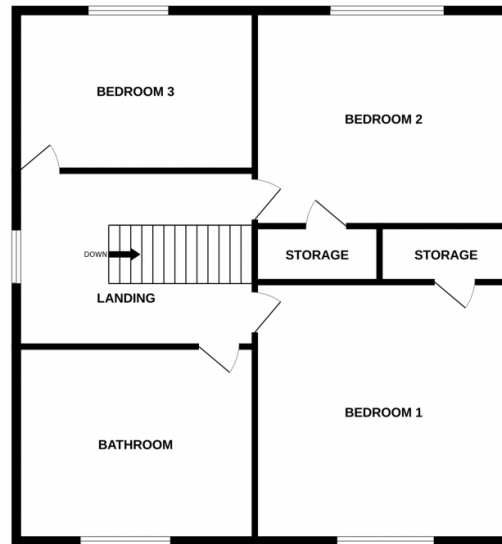
Fully tiled bathroom with white three piece suite comprising of bath eith shower over and screen, hand basin and low flush WC. Double glazed window with privacy glass.



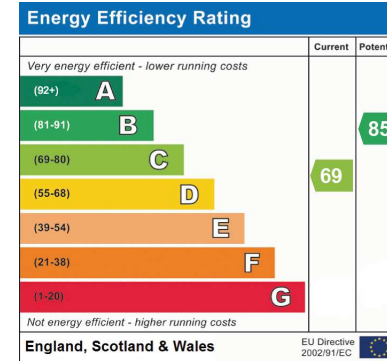
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Address: Dawsons Corner, Pudsey

