

local
properties

buy • sell • let



**16 St. James Crescent
Pudsey, LS28 7PP**

£210,000

Freehold

***** SPACIOUS & WELL PRESENTED THREE BEDROOM SEMI DETACHED - GCH & PVCu DG - GARDENS FRONT & REAR - NO CHAIN ***** The accommodation comprises: entrance hall, lounge with dining area, fitted kitchen, guest wc, side vestibule, landing, three excellent sized bedrooms, wet room. To the outside, there are gardens front and rear and on street parking to the front. Located close to all amenities including Owlcotes Shopping Centre and public transport services, the property is ideally placed for access to both Leeds and Bradford. A well maintained property which would make an ideal family home, an early viewing is recommended.



• THREE BEDROOM SEMI DETACHED • GCH & PVCu DG • SPACIOUS LOUNGE WITH DINING AREA

ENTRANCE HALL

Stairs to first floor. Door to front. Radiator.

LOUNGE

17' x 13'

Fireplace surround with inset Living Flame gas fire. Coving to ceiling. Bow window to front. Radiator.

KITCHEN

11' x 8'

With base and wall units incorporating composite sink, Gas cooker point. Plumbing for automatic washing machine. Tiled splashbacks. Walk-in pantry. Window to rear. Radiator.

SIDE VESTIBULE

Understairs storage cupboard. Door to side.

GUEST WC

Part tiled with low flush wc and window to side.

LANDING

Coving to ceiling. Access to loft. Window to side.

BEDROOM ONE

12' x 11'

Coving to ceiling. Window to front. Radiator.

BEDROOM TWO

12' x 10'

Airing cupboard. Coving to ceiling. Window to rear. Radiator.

BEDROOM THREE

8' x 7'

Window to front. Radiator.

WET ROOM

Fully tiled with three piece suite comprising: shower, pedestal wash hand basin, low flush wc. Window to rear. Radiator.

EXTERIOR

Gravelled garden to front with shrubbery borders. Lawned garden to rear with garden shed. On street parking to the front.

HOW TO GET THERE

From Pudsey Centre proceed up Church Lane passing the Cenotaph on the left. Continue onto Chapeltown which runs into Uppermoor and then Waterloo Road. St James Crescent is the fourth turning on the right off Waterloo Road and Number 16 will be found on the right hand side. There is no For Sale board in situ.



- FITTED KITCHEN • GUEST WC • FULLY TILED THREE PIECE WET ROOM • GARDENS FRONT AND REAR



• CLOSE TO ALL AMENITIES • IDEAL FAMILY HOME - NO CHAIN • EPC - tbc





Additional Information

Local Authority - Leeds City Council


Council Tax - Band B

Viewings - By Appointment Only

Floor Area - sq ft

Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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