

local
properties

buy • sell • let



33 Smalewell Drive Pudsey, LS28 8HX

£385,000
Freehold

***** FOUR BEDROOM DETACHED FAMILY HOME - TWO RECEPTION ROOMS - SOUGHT AFTER CUL-DE-SAC - NO CHAIN ***** This spacious property has gas central heating and PVCu double glazing and comprises: entrance hall, through lounge, separate dining room, kitchen, guest wc, landing, four bedrooms, bathroom. To the outside, there are lawned gardens to the front and rear, driveway to the side providing ample off street parking and single detached garage. Located in a popular residential area, this property was built in 1983 and has been occupied by the same family since. Realistically priced to allow for cosmetic improvement, an early viewing of this property is advised.



• FOUR BEDROOM DETACHED FAMILY HOME • TWO RECEPTION ROOMS • FOUR PIECE BATHROOM SUITE

ENTRANCE HALL

Stairs to first floor. Door to front. Radiator.

GUEST WC

With low flush wc and wash hand basin. Extractor fan.

LOUNGE

22'3" x 10'5"

Fireplace surround with marble back and hearth . Coving to ceiling. Wall light points. Bow window to front and window to rear. Two radiators.

DINING ROOM

14'1" x 7'10"

Fitted gas fire. Window to front. Radiator.

BREAKFAST KITCHEN

16'4" x 7'10"

Fully tiled with base and wall units incorporating stainless steel sink unit. Gas cooker point. Plumbing for automatic washing machine. Breakfast bar. Window to rear and door to side. Radiator.

LANDING

Airing cupboard. Access to loft.

BEDROOM ONE

14'1" x 11'5"

With fitted wardrobe. Window to front. Radiator.

BEDROOM TWO

10'9" x 10'5"

Window to rear. Radiator.

BEDROOM THREE

11'9" x 8'2"

With fitted wardrobe. Window to front. Radiator.

BEDROOM FOUR

11'1" x 8'2"

Window to rear. Radiator.

BATHROOM

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

EXTERIOR

Lawned gardens to the front and rear with borders having a selection of plants and shrubs. Driveway to the side providing off street parking. Single detached garage with power and light.



- FITTED WARDROBES TO TWO BEDROOMS • GARDENS FRONT & REAR • DRIVEWAY & SINGLE DETACHED GARAGE

DIRECTIONS

From Pudsey centre proceed up Church Lane and after passing the cenotaph on the left, take the second left onto Greenside. Take the third right onto Smalewell Road and Smalewell Drive is the third turning on the right. Number 33 will be found on the left hand side, signified by our For Sale board.



- SOUGHT AFTER RESIDENTIAL AREA • PRICED TO ALLOW FOR COSMETIC UPDATING • EPC - D • NO CHAIN

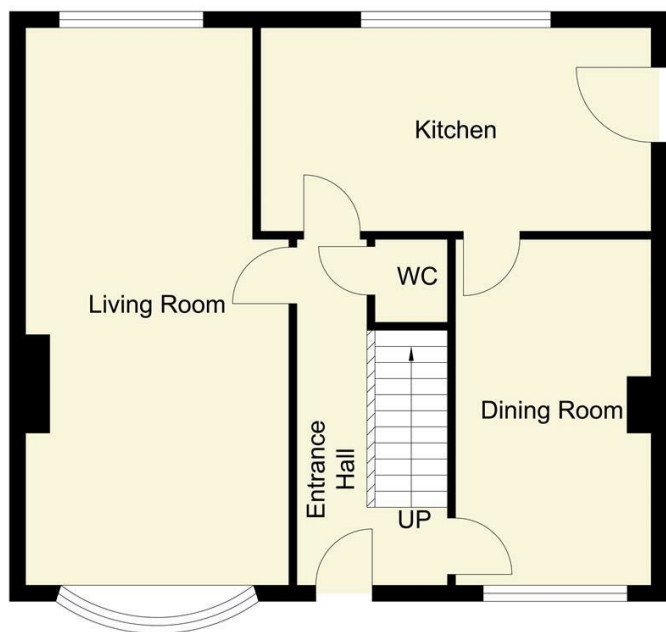




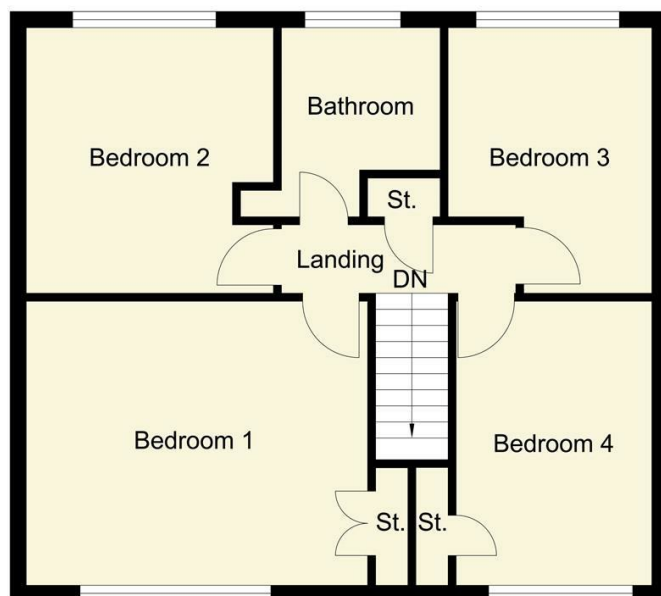
Additional Information

Local Authority - Leeds City Council
Council Tax - Band E
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

Smalewell Drive



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Birstall Sales
Midland Bank Chambers
Smithies Lane
Birstall
Batley
West Yorkshire
WF17 9EB

01924 474456
info@localproperties.net
<http://www.localproperties.net/>

