



RESIDENTIAL



13 Fairfield Avenue

Pudsey, Leeds, LS28 7AS

Offers Over £270,000 Freehold





This well presented, brick built semi-detached three bedroom family home has been under the same ownership since 1986 and has been extended, renovated and well maintained by the current owners to a high standard. Boasting an open plan lounge and dining room, and a solid roof conservatory with underfloor heating, the property offers ample space for relaxation and entertainment. High specification fixtures and fittings include engineered Oak flooring, Quartz worktops and plantation shutters. With double glazing, gas central heating, cavity wall insulation, gardens to the front and rear, and driveway parking, this home is an ideal purchase for families looking for a comfortable and spacious living environment within close proximity to good schools and amenities.

Location

Located in the sought-after area of Pudsey, with easy access to many amenities within the town centre including a variety of high street and independent retailers, Pudsey bus station, the leisure centre and park, as well as good local schools. Number 13 is one of just four properties on the avenue, being the second semi on the right hand side and you turn into the street from Mount Pleasant.

Accommodation

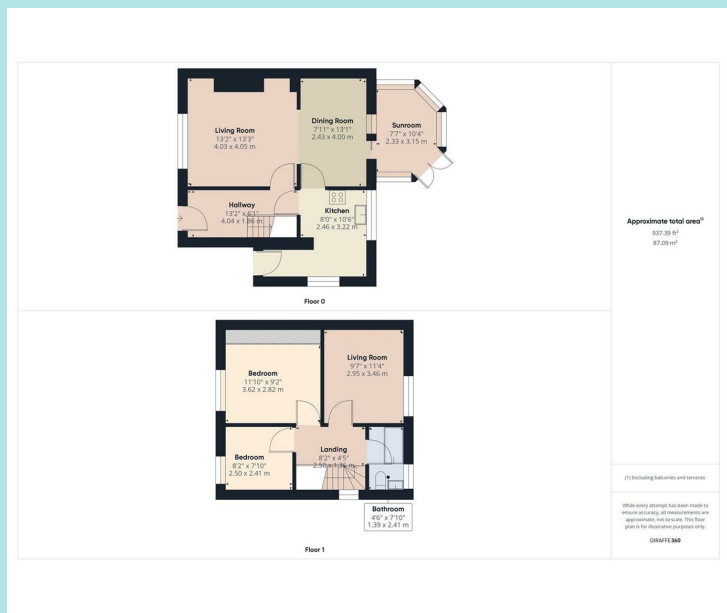
A uPVC door leads into the entrance hall with a fitted cupboard housing the combi boiler, useful downstairs storage cupboards and an open staircase with timber spindle balustrade which leads up the first floor. Engineered Oak flooring runs throughout the ground floor with the exception of the kitchen which is tiled. There are fitted plantation shutters to the lounge window, both windows in the kitchen and the sliding patio doors in the dining room. The lounge benefits from a coal effect gas fire set upon a marble hearth with marble surround and backplate. An open archway leads through to the dining room which then gives access to the solid roof conservatory which has the added benefit of electric underfloor heating and French doors which lead out to the rear garden. With dual aspect windows, the kitchen enjoys a good range of base, wall and drawer units with under unit and kickboard lighting, and an electric fan heater to the kickboard. Quartz worksurfaces and upstands incorporate an undermounted 1 and 1/2 bowl sink with mixer tap over and a Neff induction hob with extractor hood above and glass splashback. Integrated appliances include a Neff hide and slide oven, dishwasher, and dryer. There is plumbing for a washing machine and space for a fridge freezer, behind which is a second external uPVC door which is to the side of the house and currently unused.

Continuing up to the first floor landing with engineered Oak flooring and a loft hatch with pull down ladder which access the boarded loft space. The principal bedroom is set to the front of the property and benefits from fitted wardrobes with sliding mirror doors. A second double bedroom with fitted cupboards is located to the rear and enjoys views over the gardens, whilst the third bedroom, a good size single, is set to the front. A sliding pocket door accesses the house bathroom which is fully tiled with an LED backlit mirror with Bluetooth connection, and heated towel rail. Enjoying a modern white suite which comprises: corner bath with waterfall mixer tap and shower over with glass shower screen, WC and wash hand basin with waterfall mixer tap set within a vanity unit.

Externally, wrought iron gates open onto a crazy paved driveway and a low maintenance front garden with patio area, a central stone paved circle surrounded by slate chippings, pebble filled railway sleeper planter and borders of mature plants and shrubs. A gated pathway leads around the side of the house to an enclosed, private rear garden with a useful outside tap, crazy paving patio, lawn, and borders of mature plants, trees and shrubs. Off road parking is provided on the driveway and permit parking is available from the council for those with multiple vehicles.

N.B:

Please note the property is being sold on behalf of a family member of an employee of Walker Singleton (Residential) Ltd.



Council tax band: B
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

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