



28 Meadow Park Drive

Stanningley, Pudsey, LS28 7TH

A fantastic opportunity to purchase a well presented and spacious three bedroom semi detached dormer bungalow in a desirable location and close to amenities. This property benefits from being within walking distance of excellent schools, rail and transport links and has an enclosed lawned and patio garden to the front and rear aspects. double glazing, gas central heating, detached single garage and driveway providing off street parking for several cars. The accommodation comprises: Front door leading into: Entrance hall, lounge, kitchen, two bedrooms and modern shower room. Stairs to first floor leading to a further double bedroom and a study/storage room. Externally: Front and rear enclosed lawned and patio gardens with a good sized driveway to the side leading to a detached single garage. NO CHAIN !!! A LOVELY HOME.

Asking Price £270,000

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- SEMI DETACHED DORMER BUNGALOW
- LARGE LOUNGE DINING ROOM
- DETACHED SINGLE GARAGE + DRIVEWAY
- CLOSE TO AMENITIES
- THREE SPACIOUS BEDROOMS
- MODERN SHOWER ROOM
- EXCELLENT RAIL + TRANSPORT LINKS CLOSE BY
- DESIRABLE LOCATION
- ENCLOSED FRONT + REAR GARDENS
- NO CHAIN!!!

FRONT DOOR

Double glazed front door leading into:

ENTRANCE HALL

5'8" x 11'5" (1.73m x 3.48m)

Double glazed window to side aspect, stairs to first floor, under stairs storage, radiator.

LOUNGE DINING ROOM

11'10" x 21'2" (3.61m x 6.45m)

Double glazed window to front aspect, radiators x two, feature fire place with recess, ceiling coving.

KITCHEN

10'1" x 10'9" (3.07m x 3.28m)

Range of modern wall and base units with work top over, integrated four ring gas hob and double oven with extractor hood over, under counter space, and plumbing for washing machine and dishwasher, 1.5 stainless steel sink unit with swivel mixer tap, inset ceiling spot lights, double radiator, double glazed door and window to rear aspect.

BEDROOM ONE

10'9" x 11'11" (3.28m x 3.63m)

Double glazed window to front aspect, radiator.

BEDROOM TWO

10'11" x 9'5" (3.33m x 2.87m)

Double glazed window to rear aspect, radiator.

SHOWER ROOM

5'6" x 6'11" (1.68m x 2.11m)

White suite comprising: Shower cubicle housing mains shower with rain drop head, low level W.C. with hidden cistern, vanity unit housing basin and chrome mixer tap, wall mounted heated chrome towel rail, extractor fan, tiled walls, double glazed window to rear aspect.

FIRST FLOOR

Spacious storage cupboard 9'5" x 9'6" raised borders, outside water tap, housing boiler.

BEDROOM THREE

12'6" x 13'5" (3.81m x 4.09m)

Double glazed window to rear aspect, radiator, built in wardrobes, eaves storage.

STUDY/STORAGE ROOM

6'7" x 10'2" (2.01m x 3.10m)

Exposed beam.

EXTERNALLY

FRONT GARDEN

Enclosed lawned and patio garden with borders and driveway to side aspect leading to:

DETACHED SINGLE GARAGE

Single garage with light and power.

REAR GARDEN

Enclosed lawned and patio garden with fence and hedge perimeter,

raised borders, outside water tap,

AGENTS NOTES

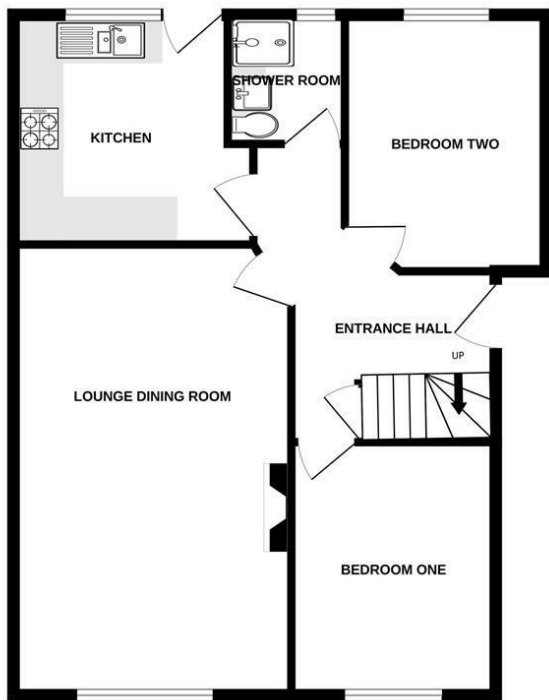
In walking distance of excellent schools, rail and transport links



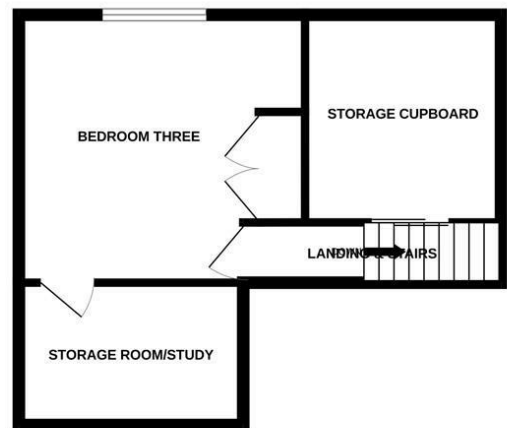


Floor Plan

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.8 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	