

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



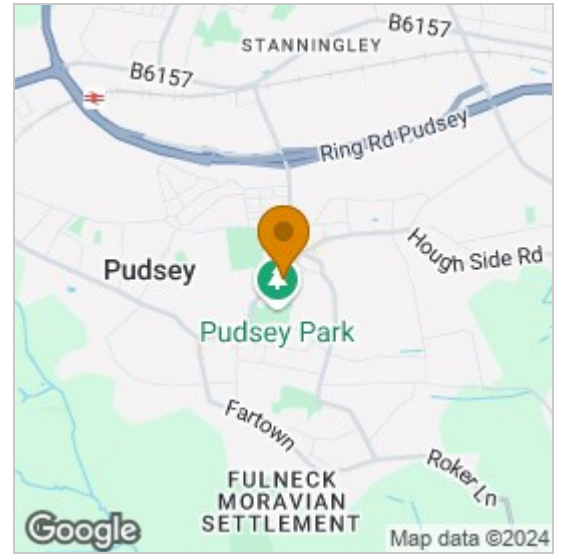
Church Lane  
Pudsey, LS28 7RF  
£1,000 Per Month







## Area Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		89	Very environmentally friendly - lower CO <sub>2</sub> emissions		89
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(55-68) D	54	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**BAGS OF CHARACTER!** This historic **STONE COTTAGE** boasting **THREE BEDROOMS** over three floors. This through terraced house, which is located in Pudsey centre would appeal to a **FAMILY** or **WORKING PROFESSIONALS**. It has excellent bus routes into Leeds and Bradford and offers a **DETACHED GARAGE** and **PARKING** to the rear/ **ON STREET PARKING** to the front.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.