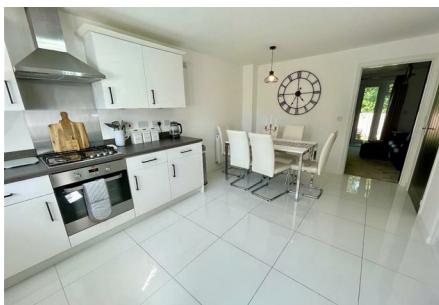




RESIDENTIAL

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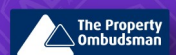
18 Pullman Crescent, Leeds, LS12 6EJ

Price £285,000

****UNDER OFFER**** Offered for sale by ADM Residential, Welcome to Pullman Crescent, Leeds - a charming semi-detached house that could be your next dream home! This modern property boasts a spacious accommodation set over three floors, offers amazing living space, perfect for families or those who love to entertain. As you step inside, you are greeted by a modern kitchen dining and a stylish reception room, ideal for relaxing after a long day. With three inviting bedrooms, there's plenty of space for everyone to unwind and recharge. The two bathrooms ensure convenience and comfort for all residents. Built in 2019, this house offers contemporary living with all the modern amenities you could desire. The property also features parking for two vehicles, a rare find in this bustling city, making it a practical choice for those with cars. Located in the vibrant city of Leeds, Pullman Crescent provides easy access to local amenities, schools, and transport links, ensuring that you are never far from what you need. Don't miss out on the opportunity to make this house your own and enjoy the best that city living has to offer. This property is not to be missed, book now on Tel 01484 644555.

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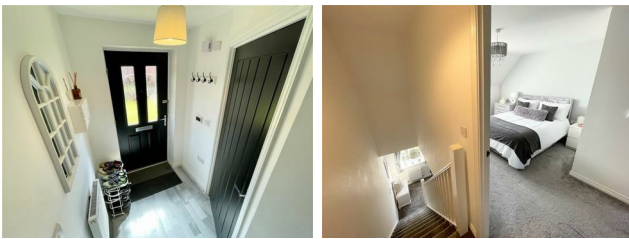


ENTRANCE COMPOSITE DOOR



A composite security door leading to:

HALLWAY 5'4 x 4'9 (1.52m'1.22m x 1.22m'2.74m)



An entrance hallway with wall mounted gas central heated radiator, housing for the fuse box, finished with laminate effect vinyl flooring and door leading too :

SEPARATE CLOAKROOM



A well appointed cloakroom/w.c, consisting of: a

two piece suite in white and chrome effect fittings, hand wash pedestal with tiled splash back and low level flush w/c. Finished with wall mounted gas central heated radiator:

MODERN KITCHEN DINING 17'1 x 10'5 (5.18m'0.30m x 3.05m'1.52m)



Set to the front aspect is this fully fitted, larger than average dining kitchen with uPVC double glazed windows over looking the front aspect. Featuring a matching range of base and wall mounted units in High Gloss white finish with contrasting laminated working surfaces, matching tiled splash backs with inset stainless steel sink unit with drainer and mixer tap. Integral electric oven and four ring gas hob with matching extractor hood over and LED lights, integral dishwasher, washer/ dryer and integral fridge freezer. Finished with inset ceiling extractor system, under unit Led lights, housing for the Ideal combi-boiler, a wall mounted thermostat for access of the under floor heating, contrasting tiled flooring with door leads to:

DINING AREA



A perfect space for dining table and chairs:

LOUNGE WITH FRENCH DOORS 13'4 x 11'3 (3.96m'1.22m x 3.35m'0.91m)



A delightful modern lounge which is set to the rear aspect, featuring windows with French doors leading into the patio garden, featuring T.V. point, Telephone point, inset counter sunk display shelving and with LED spot lights, ceiling drop lights and a wall mounted gas central heated radiators:

UNDER STAIRS STORAGE

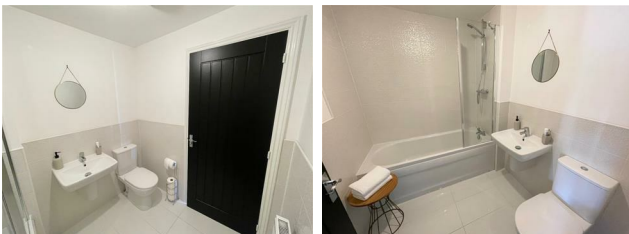
Useful under stairs storage:

STAIRS TO THE FIRST FLOOR LANDING



To the first floor landing with doors giving access to all rooms, uPVC windows to the side and front aspect, ceiling drop lights and a staircase leading to the second floor:

HOUSE BATHROOM 7'0 x 6'1 (2.13m'0.00m x 1.83m'0.30m)



A beautifully appointed, modern house bathroom with chrome effect fittings. Featuring a three piece modern fitted bathroom suite in white, comprising of:- panelled bath with splash screen, mains fitted shower over bath, hand wash basin and

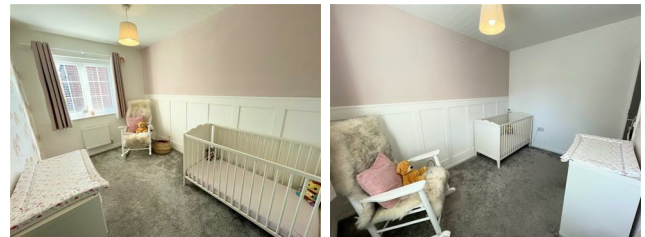
incorporating a low level flush w/c. Finished with wall mounted gas central heated radiator, ceiling light and ceiling extractor system and under floor heating and contrasting tiled flooring:

GUEST BEDROOM TWO 13'8 x 11'4 (3.96m'2.44m x 3.35m'1.22m)



A good sized second double bedroom with uPVC double glazed window to the the rear aspect, featuring walk-in storage, wall mounted gas central heated radiator:

BEDROOM THREE 10'6 x 7'1 (3.05m'1.83m x 2.13m'0.30m)



This is a fabulous versatile room with large uPVC double glazed window to the front aspect, panelled feature and wall mounted gas central heated radiator:

OFFICE AREA/LANDING



To the second floor landing with uPVC window to the side aspect, great space for an office with uPVC window over looking the front aspect:

TO THE SECOND FLOOR

PRIMARY BEDROOM WITH EN-SUITE 17'7 x 10'4 (5.18m'2.13m x 3.05m'1.22m)



A beautifully appointed, large double bedroom with uPVC window to front aspect overlooking the woodland. Finished with fitted wardrobes to one alcove, TV point, internet access point, telephone point and wall mounted gas central heating radiator. Door leading to:

EN-SUITE SHOWER ROOM 6'3 x 4'5 (1.83m'0.91m x 1.22m'1.52m)



A beautifully designed partly tiled en-suite shower

room with extractor system, comprises of a three piece suite in white consisting of:- step in double shower cubicle with electric fitted shower unit, hand wash basin with chrome mono bloc mixer tap, tiled splash back and incorporating a low level flush w/c. Finished with wall mounted gas central heated radiator and underfloor heating and contrasting tiled flooring:

EXTERNALLY



Externally this property offers garden to the front aspect which is mainly laid to lawn, small flower beds and shrubs, flagged paths leads to front and rear access. To the side having tarmac double driveway provides off road parking for two cars. To the rear aspect via gates, a flagged patio with raised steps leading to the French doors, the patio also extends to the laid to lawn garden and fence boundaries, there is an outside water tap, security light, offers woodland aspect perfect for relaxing with a morning coffee, making this property an ideal space for bistro dining and BBQs in the summer months:

DOUBLE DRIVEWAY

EXTRA PHOTOS



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Please Note: Unauthorised reproduction prohibited.

Tenure

This property is (FREE HOLD) There is an estate management fee of £179 pa.

Please note additional fees could be incurred for items such as leasehold packs.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any

contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ABOUT THE AREA

About the area are as follows: The property is situated on a new development on the outskirts of New Farnley/Wortley approximately 3 miles from Leeds city centre. New Farnley and Wortley have many amenities and Bus Routes to surrounding areas and good access to the M62 and M621 motorway networks.

Council Tax Bands

The council Tax Banding is "C"

Please check the monthly amount on the Leeds City Council Tax Website .

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing - COMING SOON

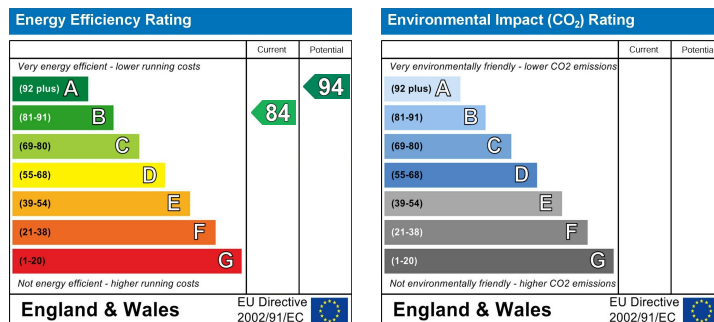
Please ask the agents for the detail.

EPC LINK 2019

<https://find-energy-certificate.service.gov.uk/energy-certificate/0361-3821-7320-9891-8925>

Floor Plan

Energy Efficiency Graph



BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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