



HOME
MARKETING & MANAGEMENT

GRANGE TERRACE, PUDSEY LS28 7AP

£234,995



Mature Semi Detached
3 Double Bedrooms
Spacious lounge. Dining Kitchen
Useful Utility Area
Shower Room
uPVC D/G & Gas Combi C/H
Generous Gardens to 3 Sides
Popular Residential Location
Close to local Schools
No chain. Vacant Possession

£234,995

GENERAL DESCRIPTION

A three bedroom semi-detached house situated in a residential cul-de-sac crescent location with excellent proximity to primary and secondary schools in the popular area of Pudsey. Will be of particular interest to families seeking well located and well proportioned accommodation which benefits from: Three good sized bedrooms; modern decor; lawned gardens to front and rear; useful utility/rear hall; modern white shower room suite; fitted dining kitchen; Upvc double glazing; gas central heating with combination boiler. Offers good commuting access to both Leeds & Bradford an early inspection is recommended to appreciate the location, proportions and presentation of the accommodation on offer. No Chain. Vacant Possession

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 7' 2" x 5' 4" (2.18m x 1.63m) max

LOUNGE 16' 3" x 13' 3" (4.95m x 4.04m) max

DINING KITCHEN 16' 3" x 8' 0" (4.95m x 2.44m)

UTILITY / REAR HALL 6' 3" x 4' 0" (1.91m x 1.22m)

STAIRCASE & LANDING 8' 3" x 4' 10" (2.51m x 1.47m)

DOUBLE BEDROOM 1 11' 9" x 11' 6" (3.58m x 3.51m) max

DOUBLE BEDROOM 2 11' 4" x 9' 7" (3.45m x 2.92m) max

DOUBLE BEDROOM 3 8' 4" x 8' 0" (2.54m x 2.44m)

SHOWER ROOM 7' 9" x 4' 6" (2.36m x 1.37m)

EXTERIOR

Please note the vendor of the property is a member of HomeMM staff.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.