



4 Springbank Grove Pudsey



3 Bedroom Bungalow - Semi Detached £395,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

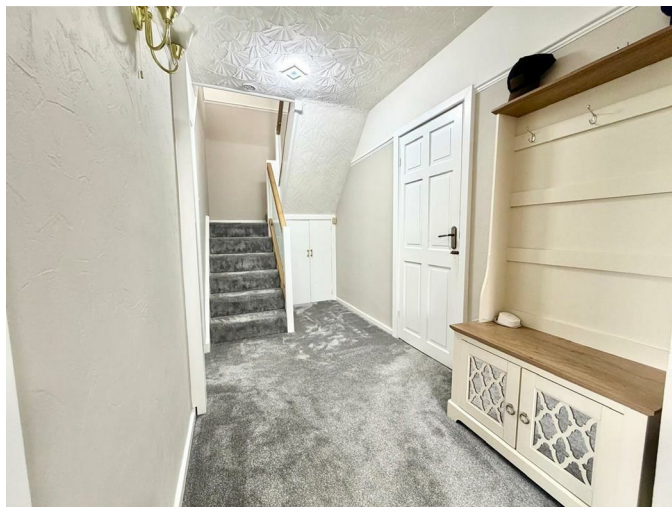
Web Site
www.kathwells.com

email
sales@kathwells.com

4 Springbank Grove, Farsley, Pudsey, West Yorkshire, LS28 5LT

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating radiator

Living Room:



Double glazed window, a fire place & hearth with an inset fire, television point, ample space for a range of living room furniture, central heating radiator

Bedroom One:



Double glazed window, central heating radiator

Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor fan above, inset sink & drainer, plumbing for an automatic washing machine, built in fridge / freezer

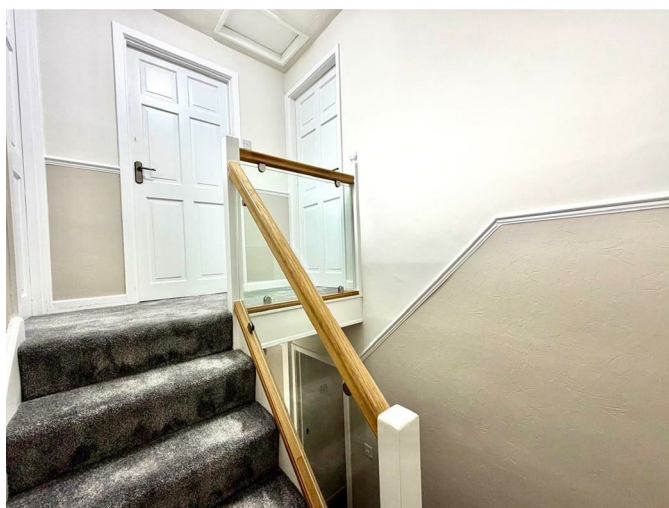
Extended Dining Room / Sun Room:



Double glazed French doors giving access to the rear, double glazed windows, ample space for a dining table & chairs, a great sized dining space

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to a loft space

Bedroom Two:



Double glazed window, fitted wardrobes, central heating radiator

Bedroom Three:



Double glazed window, fitted wardrobes, central heating radiator

Bathroom / WC:



Double glazed window, a tiled suite comprising of a paneled bath with a shower above, low flush WC, wash basin set into a vanity unit, central heating radiator

TO THE OUTSIDE:



Gardens:



The rear garden has a useful outhouse / storage shed providing outside storage space and is a great size garden and comprising of a decked & paved patio as well as an artificial lawn which is fully enclosed making an ideal entertaining space. The front garden is mainly low maintenance & also comprises of an artificial lawn.

Off Street Parking / Driveway / Single Garage:

A driveway to the front of the property provides useful off street parking for two cars. A garage provides an additional parking space as well as a good sized outside storage space.

Council Tax Band & EPC Rating:

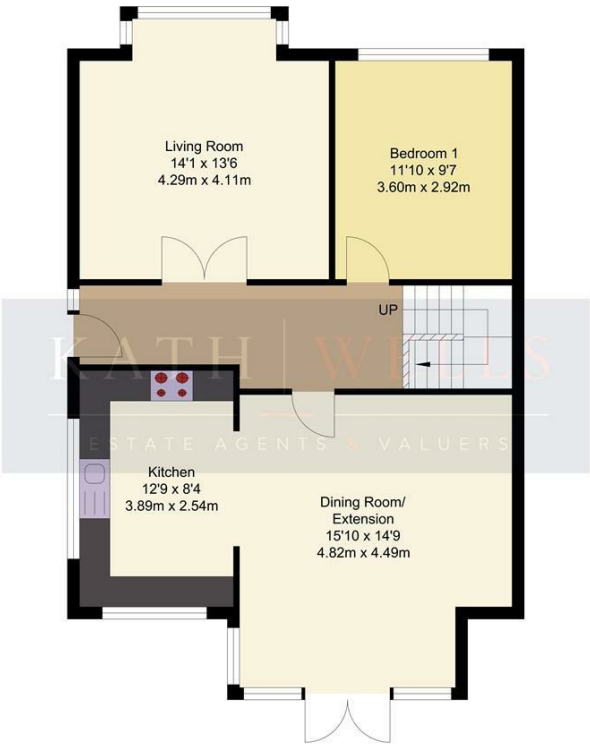
Council Tax Band: D / EPC Rating: B

EPC Link:

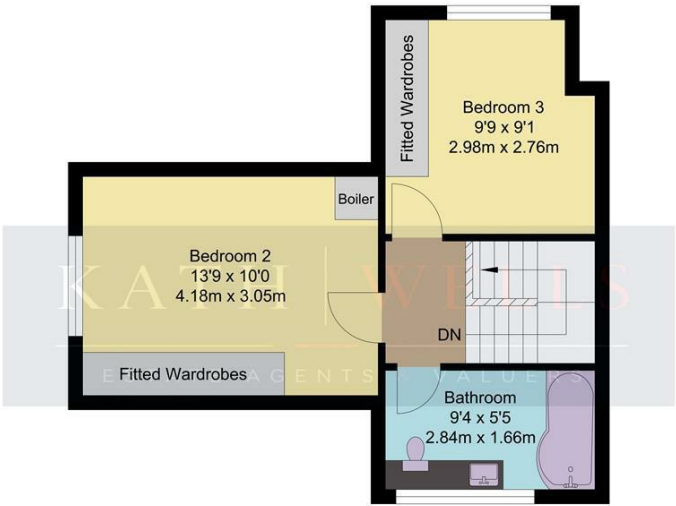
<https://find-energy-certificate.service.gov.uk/energy-certificate/5500-8175-0322-2603-3863>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Floor Plan



Ground Floor
Approx. 70.48 sqm.
(758.64 sqft.)



First Floor
Approx. 31.46 sqm.
(338.63 sqft.)