



King Street, Stanningley Pudsey LS28 6AS

welcome to

King Street, Stanningley Pudsey

William H Brown are pleased to present this CHARMING THREE BEDROOM SEMI DETACHED HOUSE in Stanningley, PUDSEY. This property has gardens to front and side and occupies a 'tucked away' position. This property has characterful features throughout as well as CELLAR space for storage purposes.



William H Brown are pleased to present for sale this charming THREE BEDROOM SEMI-DETACHED COTTAGE situated in a FANTASTIC STANNINGLEY LOCATION.

This CHARACTER FILLED PROPERTY has GARDENS TO THE FRONT AND SIDE , giving the property an ENCLOSED SETTING and is benefitted by OUTBUILDINGS for storage. The property has a MODERN FITTED KITCHEN & WETROOM as well as an OPEN PLAN LOUNGE/KITCHEN WITH SEPARATE DINING ROOM. With a CELLAR FOR STORAGE PURPOSES, the property is WELL PRESENTED THROUGHOUT

FANTASTIC STANNINGLEY LOCATION CLOSE TO TRANSPORT LINKS, SCHOOLS AND AMENITIES.

CALL TO ARRANGE YOUR VIEWING.

King Street

Lounge

16' x 9' 7" (4.88m x 2.92m)

Dining Room

16' 1" x 7' 8" (4.90m x 2.34m)

Kitchen

9' 3" x 8' 1" (2.82m x 2.46m)

Bedroom 1

16' 2" x 13' 1" (4.93m x 3.99m)

Bedroom 2

9' 7" x 8' 7" (2.92m x 2.62m)

Bedroom 3

Bathroom

7' x 5' (2.13m x 1.52m)

Cellar

Outside Area



view this property online williamhbrown.co.uk/Property/PDY112883



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King Street, Stanningley Pudsey

- THREE BEDROOM CHARACTERFUL SEMI DETACHED COTTAGE
- GARDENS TO FRONT AND SIDE
- ENCLOSED SETTING WITH OUTBUILDINGS FOR STORAGE PURPOSES
- MODERN FITTED KITCHEN & WETROOM
- OPEN PLAN LOUNGE/KITCHEN WITH SEPARATE DINING ROOM

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PDY112883](https://www.williamhbrown.co.uk/Property/PDY112883)



Property Ref:
PDY112883 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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