



HOME
MARKETING & MANAGEMENT

MAGDALIN DRIVE, STANNINGLEY LS28 6LD

£230,000



Modern End Town House
2 Double Bedrooms
uPVC Double Glazed. Gas C/H
Modern Fitted Dining Kitchen
Recently Installed Shower Room
Contemporary Décor
Low Maintenance Enclose Rear Garden
Allocated Parking. Convenient Location
Ideal for FTB / Professionals / Small Family
No chain. Viewing Recommended

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GENERAL DESCRIPTION

Stylishly presented, this modern two-double-bedroom brick built end house is situated on a highly popular development with excellent transport links and easy access to Leeds and Pudsey town centres.

The property features an entrance hall with downstairs WC, a contemporary lounge and a well-appointed kitchen/diner with modern wall and base units, white marble-effect worktops, integrated oven, hob and extractor. There is ample dining space, useful under-stairs storage and French patio doors leading to the rear garden. Upstairs are two well-proportioned double bedrooms. The larger master bedroom benefits from a built-in double wardrobe and additional storage, while the rear bedroom also has a large, fitted wardrobe. The contemporary tiled bathroom features a generous double walk-in rain shower. Further benefits include modern décor throughout, gas central heating with combination boiler, recently installed doors and white uPVC double glazing.

Externally, there is a low-maintenance front garden, dedicated off-road parking and two visitor spaces.

The attractive rear garden features artificial lawn and patio areas with a desirable westerly aspect, ideal for enjoying afternoon and evening sunshine. Perfect for first time buyers, professional couples or downsizers, this ready to move-into home offers a practical layout and contemporary finish. Internal viewing is highly recommended.

TENURE
Freehold

ROOM MEASUREMENTS

LOUNGE 13' 7" x 11' 3" (4.14m x 3.43m) max

DINING KITCHEN 14' 4" x 8' 8" (4.37m x 2.64m)

GROUND FLOOR WC

STAIRCASE & LANDING 6' 0" x 4' 5" (1.84m x 1.36m)

DOUBLE BEDROOM 1 14' 2" x 11' 8" (4.33m x 3.58m)

DOUBLE BEDROOM 2 10' 7" x 7' 8" (3.23m x 2.34m)

SHOWER ROOM 6' 5" x 5' 5" (1.96m x 1.67m)

EXTERIOR

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

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.