HUNTERS®

HERE TO GET *you* THERE

Henry Grove

Pudsey, LS28 7FD

£180,000

2 1 1 C

Council Tax: B

1 Henry Grove

Pudsey, LS28 7FD

£180,000

- Two bedroomed coach house
- Private ground floor entrance
- Integral garage and storage
- Gas central heating
- Perfect for a couple or single person
- Offered with no chain involved
- Two Bedrooms
- Nice kitchen & Bathroom
- Generous sized living room
- Great location for local amenities

This modern TWO BEDROOMED COACH HOUSE is very well situated close to the centre of Pudsey in a sought-after residential development. The property is accessed via a private ground floor entrance with internal access provided to an INTEGRAL GARAGE and store. In our opinion the property would be perfect for a couple or single person and is very well presented maintained and decorated throughout.

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The living accommodation benefits from PVC DOUBLE GLAZED WINDOWS and GAS FIRED CENTRAL HEATING THROUGHOUT. Comprising; ground floor ENTRANCE HALL with a door leading to the INTEGRAL GARAGE which has a remote-controlled electric door and an internal door to under stairs storage space. From the landing a door leads into the LIVING ROOM which has dual aspect windows offering space for both lounge and dining furniture. A door leads to a built-in storage cupboard housing the gas central heating boiler. An opening leads through to the KITCHEN which is fitted with an excellent range of matching wall and base storage units/worktop/sink and integrated whirlpool oven and gas hob, with space and plumbing for washing machine, dishwasher and fridge freezer.

From the LIVING ROOM a further door leads through to a hallway with access to the loft space via a ceiling hatch. A door leads to the MAIN BEDROOM which has a built-in double wardrobe and space for a king size bed. The SECOND BEDROOM is a generous size and will accommodate a double bed. The HOUSE BATHROOM has a combined modern white three-piece suite, bath with folding shower screen and main shower above bath, pedestal wash basin and low flush WC.

Outside at the front of the property is a landscaped gravelled area with low hedge boundary. The opening beneath the property leads to a courtyard with an additional allocated parking space for the property.

Tel: 0113 257 6198

KITCHEN
8'3" x 7'6" x (2.51 x 2.29 x)

LIVING ROOM
17'6" x 12'6" (5.33 x 3.81)

BATHROOM/WC

MASTER BEDROOM
11'6" x 9'8" (3.51 x 2.95)

BEDROOM TWO
11'4" x 7'4" (3.45 x 2.24)

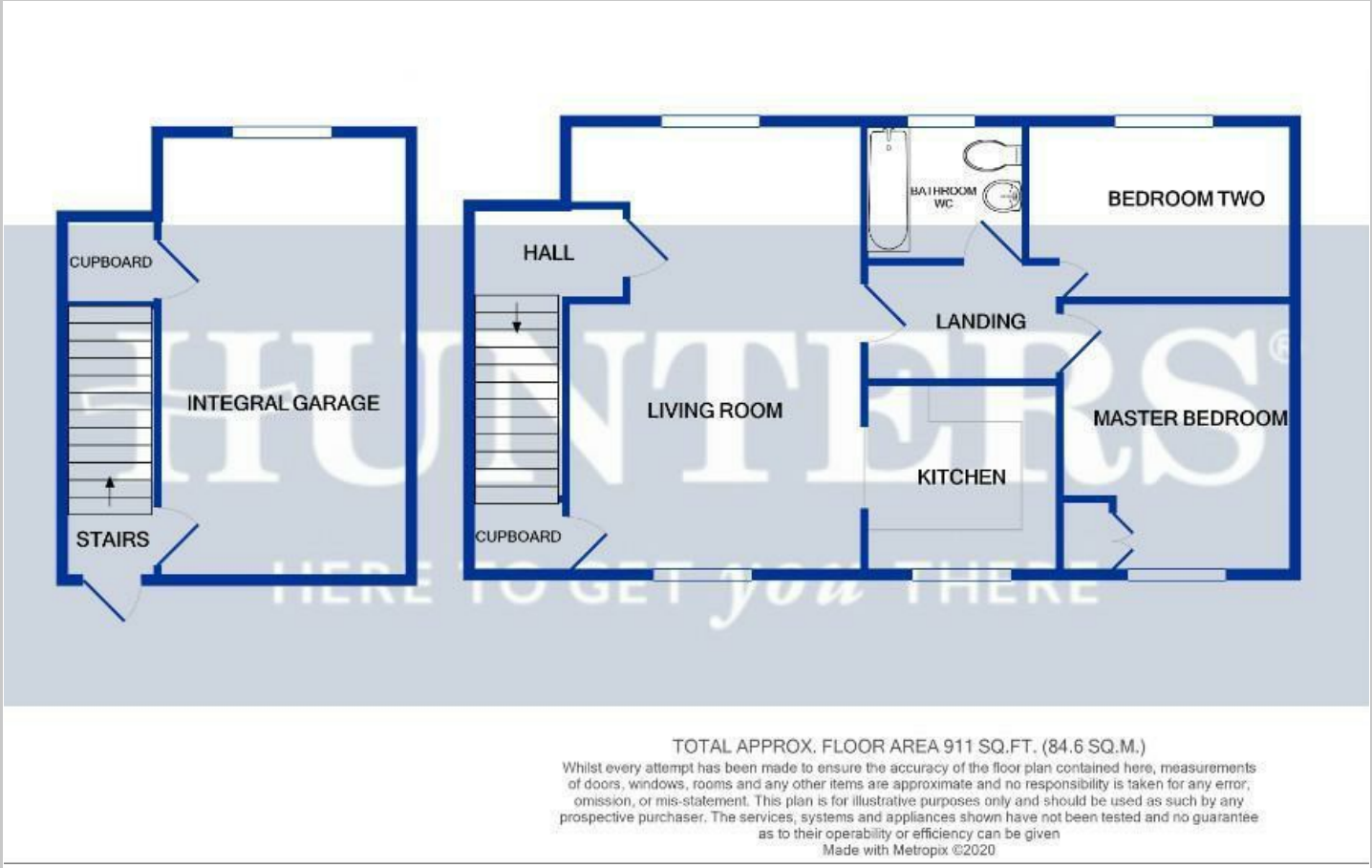
INTEGRAL GARAGE
18'7" x 10'4" (5.66 x 3.15)

Road Map

Hybrid Map

Terrain Map

Floor Plan



TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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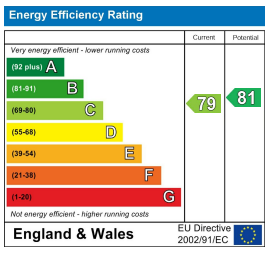
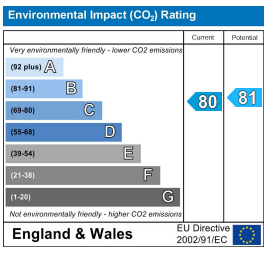
Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com