



2 Laburnum Street, Pudsey, LS28 5AH Offers in excess of £250,000

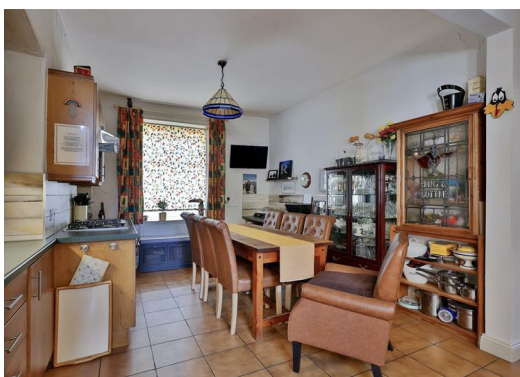
Goodmove present this three bed mid terrace house for sale on Laburnum Street, LS28.

Situated in the heart of the ever-popular village of Farsley, this well-proportioned three-bedroom terraced home offers spacious accommodation across three levels, including a useful cellar ideal for storage or future conversion (subject to the necessary consents).

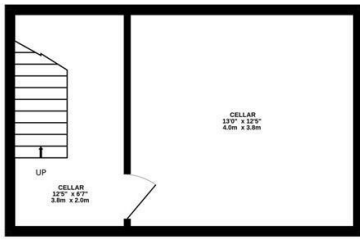
The ground floor features a generous dining kitchen, a separate lounge and an entrance hall, while the first floor comprises three bedrooms and a house bathroom. With approximately 1,185 sq. ft. of accommodation in total, the property offers excellent space for first-time buyers, growing families or investors alike.

Ideally located within walking distance of Farsley's independent cafés, bars and shops, highly regarded schools and excellent transport links to Leeds and Bradford, this is a fantastic opportunity to secure a home in one of the area's most sought-after locations.

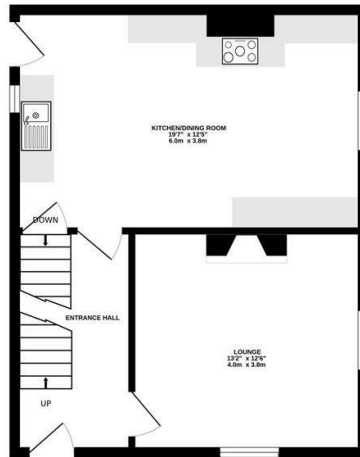
The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



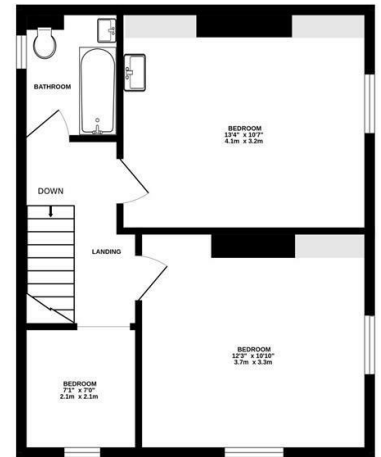
CELLAR
243 sq.ft. (22.5 sq.m.) approx.



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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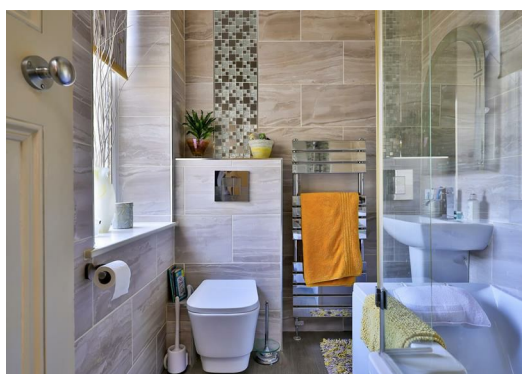
Disclaimer

- 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 will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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