



**Westroyd Gardens, Pudsey LS28 8JG**

**welcome to**

**Westroyd Gardens, Pudsey**

A great opportunity to purchase this well presented semi detached Home with Rear Extension and ramp access that can be easily removed. The third bedroom is currently a shower room and could be easily be changed back. CHAIN FREE. PRICED TO SELL.



## Property Information

Located on the popular Westroyd Gardens, this three-bedroom, semi-detached property offers excellent potential and is available with no onward chain. The third bedroom is currently a shower room. The home benefits from a rear extension and would suit buyers looking to modernise and add value. Externally, the property boasts a block-paved driveway providing off-street parking, along with a garage. To the rear is a patio area, ideal for outdoor seating, with ramped access, offering easy accessibility, which can easily be removed.. Internally, the property is fitted with gas central heating and double glazing. Practical upgrades have already been completed, including a replacement boiler approximately four years old and a modern fuse board installed in 2022, providing peace of mind for prospective purchasers.

### Entrance Porch

A practical entrance space leading into the main accommodation.

### Entrance Hall

Providing access to the principal rooms and creating a central flow throughout the property.

### Lounge

A comfortable reception room with carpeted flooring, offering ample space for seating and everyday living.

### Dining Room

A separate dining area with carpet, benefiting from a patio door providing direct access to the outside space. Parquet flooring to one side.

### Kitchen

Fitted with a range of units, and featuring an integrated oven with extractor fan, plumbing for dish washer and a washing machine, and understairs storage housing the fuse board.

### Landing

The loft is boarded.

### Bedroom 1

A double bedroom to the front elevation, complete with built-in wardrobes and carpeted flooring.

### Bedroom 2

A further double bedroom with built-in wardrobes, offering good space for furnishings.

### Bedroom 3 / Shower Room

Currently adapted as a shower room, providing flexibility to be used as a third bedroom or additional bathroom space.

### Bathroom

Fitted with a suite including bath with shower over, wash basin, and WC.

### External

Additional Storage.

The property benefits from useful storage areas beneath the house, ideal for items such as ladders and gardening equipment. A further small storage space is located to the side of the house under the stairs, adding to the practicality.

Parking & Garage.

A driveway providing off-street parking for two vehicles, leading to a garage with power.

Gardens. Patio doors lead to the fully paved patio area with a side gate which makes it secure. The property is fenced, offering privacy and clearly defined outdoor space.



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## Westroyd Gardens, Pudsey

- NO CHAIN
- Block paved driveway & Garage
- Rear patio area.
- Ramped access
- central heating and double glazed

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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