



**Kent Avenue, Pudsey, LS28 9ED**

**welcome to**

**Kent Avenue, Pudsey**

A smart semidetached home on Kent Avenue, this property features four bedrooms, spacious living areas, and a sleek modern kitchen. The rear garden with a shed adds handy outdoor space, while the driveway brings everyday convenience. A tidy, practical home with plenty of room to grow.



## Property Information

A lovely semi-detached home on Kent Avenue, this property offers an inviting blend of comfort and practicality. With four well-proportioned bedrooms, it provides ample space for family living or hosting guests. The spacious living areas create a warm, open atmosphere ideal for relaxing or entertaining, while the modern kitchen brings a fresh, contemporary feel to the heart of the home. Outside, a rear garden complete with a handy shed offers both leisure and storage options, and the driveway adds everyday convenience. Altogether, it's a home that balances style, space, and functionality beautifully.

## Lounge

20' 10" x 16' ( 6.35m x 4.88m )

The lounge features double doors to the front, a separate front entrance, laminate flooring, a gas fireplace, stairs leading to the first floor, and two radiators.

## Kitchen Diner

20' 7" x 11' 9" ( 6.27m x 3.58m )

The kitchen-diner includes a breakfast bar, a double-glazed window to the rear, a washing machine, double doors opening to the garden, base units with worktops over, a hob with double oven, a sink and drainer, and space for a table and chairs.

## Bathroom

9' 3" x 6' 6" ( 2.82m x 1.98m )

The bathroom features a bath, a separate shower cubicle, a WC, a wash basin, a frosted double-glazed window to the side, full tiling throughout, a heated towel rail, and spotlights.

## Landing

The landing offers access to all bedrooms, includes stairs leading to the ground floor, and is finished with carpet.

## Bedroom One

13' 6" x 10' 11" ( 4.11m x 3.33m )

Bedroom One includes a double-glazed window to the rear, carpet flooring, and a radiator.

## Bedroom Two

11' 4" x 9' 5" ( 3.45m x 2.87m )

Bedroom Two features a double-glazed window to the front, carpet flooring, and a radiator.

## Bedroom Three

8' 2" x 8' 1" ( 2.49m x 2.46m )

Bedroom Three includes a double-glazed window to the front, carpet flooring, and a radiator.

## Bedroom Four

9' 7" x 6' 7" ( 2.92m x 2.01m )

Bedroom Four features a double-glazed window to the rear, carpet flooring, and a radiator.

## Front Garden

The front garden includes a driveway and offers two points of entry to the home, providing convenient and flexible access.

## Rear Garden

The rear garden features fenced borders, a paved area, and a garage equipped with electrics.

## Parking

Parking is provided by a large driveway with a dropped kerb, offering easy and convenient access.



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## **Kent Avenue, Pudsey**

- 4 BEDROOMS
- REAR GARDEN WITH SHED
- DRIVEWAY
- SPACIOUS LIVING AREAS
- MODERN KITCHEN

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

**£300,000**



Please note the marker reflects the postcode not the actual property

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