



**Pendas Way, Leeds LS15 8HU**

**welcome to**

**Pendas Way, Leeds**

READY TO MAKE YOUR MOVE? Then take a look at this BEAUTIFULLY PRESENTED semi detached home set within a DESIRABLE residential location! Offering THREE BEDROOMS, this fabulous property includes a CONSERVATORY and LOW MAINTENANCE gardens to the front and rear!



### **Entrance Hall**

Having an entrance door to the front aspect, a gas central heating radiator, a useful under stair storage cupboard, and stairs to the first floor landing.

### **Lounge**

Having a double glazed window to the front aspect.

### **Dining Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, an electric oven, a gas hob with matching splash back, and a cooker hood over. Also includes a gas central heating radiator, double glazed window to the side aspect, patio doors leading though to the conservatory, and a door to the w.c.

### **W.C**

A ground floor w.c fitted with a wash hand basin, a w.c. and spotlights.

### **Conservatory**

A solid roof conservatory with double glazed windows to the rear and sides, plus French doors leading out to the rear garden. Also includes power points, and a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side.

### **Bedroom One**

Having a double glazed window to the front aspect, fitted wardrobes, and a gas central heating radiator.

### **Bedroom Two**

With a double glazed window to the rear and a gas central heating radiator.

### **Bedroom Three**

Having a double glazed window to the rear and a gas central heating radiator.

### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a low level flush w.c. Also includes a heated towel rail, and a double glazed window.

### **Exterior**

Externally the property has a low maintenance garden to the front with a driveway and double gated access.

To the rear is a further low maintenance garden space with a patio seating area, a gravel area, and a decked seating area. Also includes an outdoor tap, and access to the detached garage.



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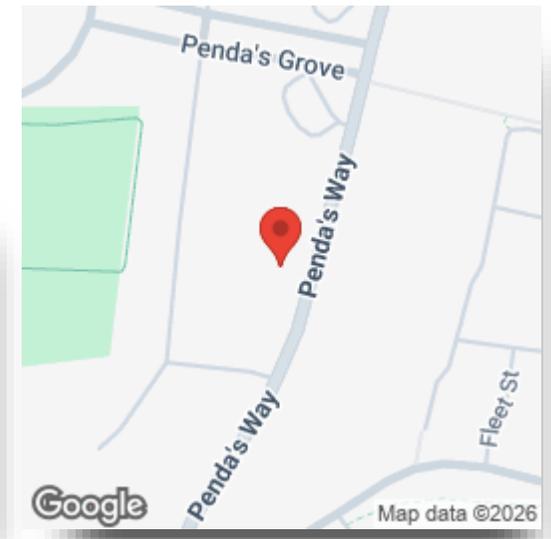
welcome to

## Pendas Way, Leeds

- Superb Semi Detached Home
- Three Bedrooms
- Beautifully Presented Throughout
- Ground Floor W.C
- Solid Roof Conservatory

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£295,000**



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Please note the marker reflects the  
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Property Ref:  
CGT110181 - 0003

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