



Pendas Crescent, Leeds LS14 5FP

welcome to

Pendas Crescent, Leeds

SAVE on your utility bills AND improve your carbon footprint with this MODERN SEMI DETACHED HOME! With THREE BEDROOMS, this INCREDIBLE PROPERTY has TRIPLE GLAZING throughout and is fitted with an AIR SOURCE HEAT PUMP! With a DOUBLE DRIVEWAY to the front & an ENCLOSED garden to the rear.



Entrance Hall

Having the entrance door to the front aspect, built in storage cupboard, and stairs to the first floor landing.

Living Room

Having a triple glazed window to the front aspect with fitted blinds, and a radiator.

W.C

Equipped with a low level flush w.c, a wash hand basin, part tiling, and a radiator.

Dining Kitchen

Comprising of a modern fitted kitchen with a range of both wall and base units with work surfaces over featuring a carousel cupboard and deep drawer units. Also includes a one and a half bowl sink and drainer, an eye level electric oven, induction hob, splash back, and a cooker hood over. Also includes a storage cupboard housing the heat pump, an integrated fridge freezer, washing machine, dishwasher, a triple glazed window to the rear and French doors leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and having a radiator.

Bedroom One

With a triple glazed window to the front aspect with fitted blinds, fitted wardrobe, and a radiator.

En-Suite

Equipped with a shower, a wash hand basin, and a w.c. Part tiling to the walls, a radiator, and a triple glazed window to the front.

Bedroom Two

Having a triple glazed window to the rear with fitted blinds, and a radiator.

Bedroom Three

Triple glazed windows to the rear and a radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and the w.c. Also includes a tiling to the walls and tiling to the floor, a heated towel rail, and a triple glazed window to the side.

Exterior

Externally the property has a double driveway to the front with an EV charging point.

To the rear is an enclosed garden space with a patio seating area, lawn, a garden shed, security lighting, an outdoor tap, and the air source heat pump.

Please Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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welcome to

Pendas Crescent, Leeds

- Guide Price £325,000 - £350,000
- Modern Semi Detached Home
- Three Bedrooms
- Ground Floor W.C
- Master Bedroom With En-Suite

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

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112052 - 0008

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