



Kent Close, Pudsey LS28 9EY

welcome to

Kent Close, Pudsey

Offered for sale with NO ONWARD CHAIN, is this lovely semi detached residence situated within a popular residential location with excellent access to local schools, amenities and links. Boasting GOOD SIZED ACCOMMODATION and FAR REACHING VIEWS, this is a must see!



Property Information

Located on the sought-after Kent Close in Pudsey, this well-presented home offers spacious and comfortable living, ideal for families or first-time buyers. The property boasts a large lounge with neutral décor, a gas fire, and double glazed windows to both the front and rear, along with useful understairs storage. The kitchen, which would benefit from modernisation, includes lino flooring, a PVC door to the rear, and a double glazed window. Upstairs, there are three bedrooms—two doubles and a good-sized single—all carpeted and featuring double glazed windows. Bedroom Two enjoys far-reaching views and built-in storage with a heater. The bathroom is fitted with a single shower, low flush WC, heated towel rail, tiled walls, and a frosted double glazed window. With a newly carpeted landing, loft access, and a welcoming entrance hall, this property is ready to move in. Early viewing is highly advised to appreciate all it has to offer.

Entrance Porch

The entrance porch features a PVC door and is fully carpeted for a warm welcome.

Entrance Hall

The entrance hall is carpeted and features an electric radiator for added warmth.

Lounge

25' 3" max x 11' 9" max (7.70m max x 3.58m max)
The large lounge is carpeted and benefits from a gas fire, double glazed windows to both the front and rear, and useful understairs storage.

Kitchen

8' 7" max x 7' 2" max (2.62m max x 2.18m max)
The kitchen, which requires modernisation, features lino flooring, a PVC door leading to the rear, and a double glazed window overlooking the rear garden.

Landing

The landing has been fitted with a new carpet and provides access to the loft hatch.

Bedroom One

14' 2" max x 8' 9" max (4.32m max x 2.67m max)
Bedroom One is a spacious double room with a carpeted floor and a double glazed window to the front.

Bedroom Two

10' 4" max x 9' 4" max (3.15m max x 2.84m max)
Bedroom Two is a carpeted double room with a double glazed window to the rear, built-in storage, a heater, and far-reaching views.

Bedroom Three

8' 3" max x 6' 1" max (2.51m max x 1.85m max)
Bedroom Three is a good-sized single room with a carpeted floor and a double glazed window to the front.

Bathroom

6' 9" max x 5' 5" max (2.06m max x 1.65m max)
The bathroom features a single shower, low flush WC, heated towel rail, lino flooring, tiled walls, and a frosted double glazed window to the side.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.
While the views from the property are a delightful feature, they lie beyond its official boundary and are not part of the ownership.



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Kent Close, Pudsey

- 3 bedrooms
- Large lounge
- Neutral decor
- Ready to move in
- Viewing advised

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

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PDY116209 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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