



**HomeBuyers**

PROPERTY SERVICES

STANDALE CRESCENT, PUDSEY LS28 7JQ

**£149,999**





## BRIEFLY COMPRISING

Entrance Hall. Through Living Room. Dining Kitchen. Staircase and Landing. Two Double Bedrooms. Bathroom.

## LOCATION

Good access to Pudsey town centre amenities, cafes, bars, pubs and restaurants, parks, schools, supermarkets, leisure centres, swimming pool, golf courses, the Aire valley with canalside walks and nature reserve, The Owlcotes Retail Centre with Asda and M&S, and travelling to Leeds and Bradford by car, bus and train via the nearby Leeds and Bradford Ring Roads and New Pudsey railway station.

## DIRECTIONS

From our Pudsey office, turn right on Lidget Hill and first left on to Cemetery Road. After about 1/2 mile turn right on to Highfield Green, second right on to Westdale Drive and first left on to Standale Crescent where the property is located through the junction on the right and may be identified by the HomeBuyers For Sale board.



## TENURE

Freehold



## COUNCIL TAX BAND

A

## DISCLAIMER

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeBuyers.





**GENERAL DESCRIPTION**

SPACIOUS, WELL PROPORTIONED & NEATLY PRESENTED MATURE Brick Built EXTENDED END TOWN HOUSE \*\* TWO DOUBLE BEDROOMS (ONE with FITTED MIRRORED WARDROBES & WALK-IN CURTAINED STORE, ONE with DOUBLE CUPBOARD) \*\* LIGHT, NEUTRAL & ACCENT DECOR \*\* LONG DISTANCE AIRE VALLEY VIEW \*\* LARGE THROUGH LIVING ROOM with FEATURE MODERN FIREPLACE, STAINLESS STEEL PEBBLED STYLE ELECTRIC FAN FIRE, OAK STYLE LAMINATE FLOORING & PATIO DOORS to REAR GARDEN \*\* EXTENDED MODERN FITTED OAK SHAKER STYLE DINING KITCHEN with STONE STYLE WORKTOPS, TILED SPLASHBACKS, STAINLESS STEEL SINK with CHROMED MIXER TAP, BLACK CERAMIC ELECTRIC HOB, STAINLESS STEEL ELECTRIC FAN ASSISTED OVEN, STAINLESS STEEL EXTRACTOR HOOD, LARDER CUPBOARD, PANTRY, STONE STYLE VINYL FLOORING, SERVING HATCH to LIVING ROOM \*\* CERAMIC TILED MODERN WHITE BATHROOM with ELECTRIC SHOWER over Bath, LOUVRE DOOR LINEN CUPBOARD \*\* White uPVC DOUBLE GLAZING \*\* Gas CENTRAL HEATING with COMBINATION BOILER \*\* LOFT with DROP DOWN ALUMINIUM LADDER & LIGHT, POTENTIAL for DEVELOPMENT (SUBJECT to APPROVAL) \*\* EXTENSIVE LAWNED REAR GARDEN with FLAGGED PATIO, WOOD LAP STORAGE SHED, SCREENING PRIVET HEDGES, WESTERLY ASPECT for AFTERNOON & EVENING SUN \*\* TWO TIER LAWNED FRONT GARDEN with SCREENING PRIVET HEDGES \*\* ON STREET PARKING (POTENTIAL for DRIVE, SUBJECT to APPROVAL) \*\* CONVENIENT for ALL LOCAL AMENITIES & TRAVELLING to LEEDS & BRADFORD by CAR, BUS & TRAIN \*\* OF PARTICULAR INTEREST to FIRST TIME BUYERS, PROFESSIONAL COUPLES, DOWNSIZERS, YOUNG FAMILIES & LANDLORDS SEEKING WELL PRESENTED & WELL PROPORTIONED ACCOMMODATION with SUBSTANTIAL GARDENS & VIEWS in a POPULAR & ACCESSIBLE LOCATION with POTENTIAL to ADD VALUE by FURTHER DEVELOPMENT \*\* NO CHAIN SALE.

ACCOMMODATION COMPRISES

ENTRANCE HALL

8' 7" x 6' 1" (2.62m x 1.85m) max



THROUGH LIVING ROOM

19' 4" x 11' 5" (5.89m x 3.48m) max





DINING KITCHEN  
14' 1" x 10' 11" (4.29m x 3.33m) max



STAIRCASE AND LANDING  
6' 7" x 4' 1" (2.01m x 1.24m) max



DOUBLE BEDROOM 1  
17' 11" x 9' 1" (5.46m x 2.77m) max



DOUBLE BEDROOM 2

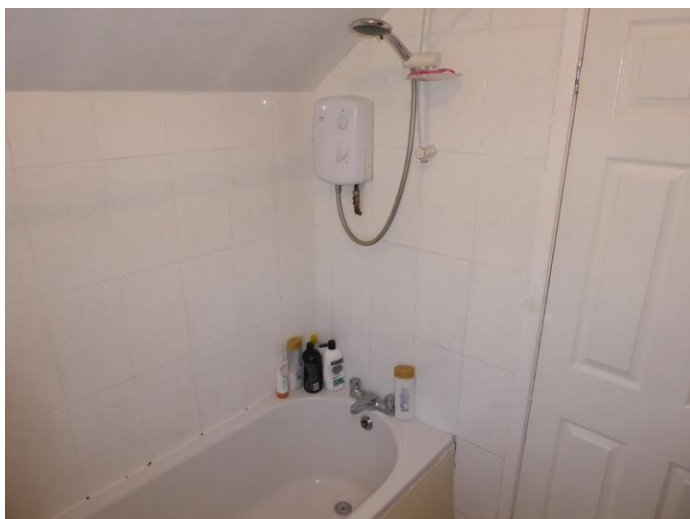
11' 3" x 10' 0" (3.43m x 3.05m) max





BATHROOM

6' 0" x 5' 6" (1.83m x 1.68m)



EXTERIOR REAR

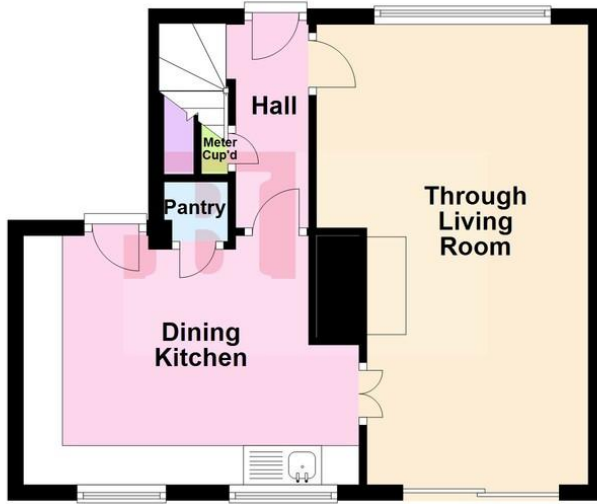






### Ground Floor

Approx. 38.3 sq. metres (412.5 sq. feet)

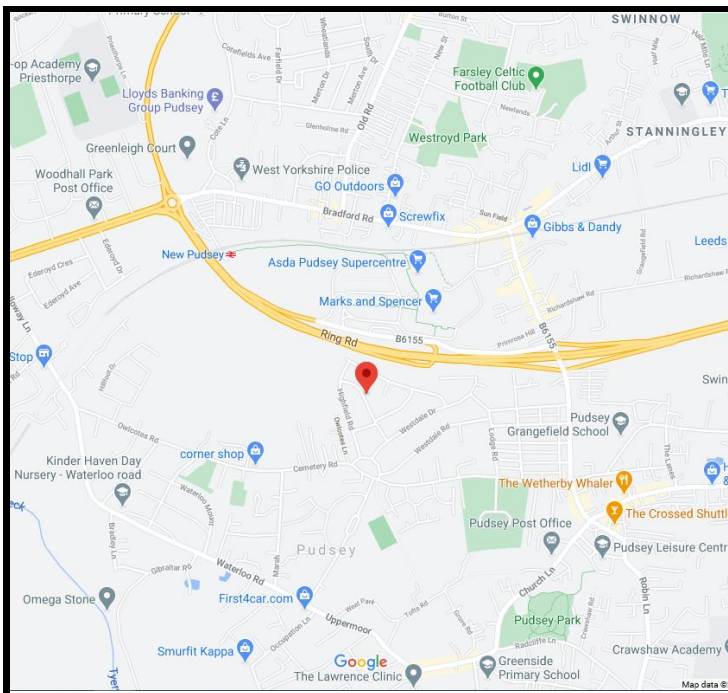


### First Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74   C    |
| 55-68 | D             | 57   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

#### OPENING HOURS

##### Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

9.00am – 5.30pm

9.00am – 4.00pm

Closed

Pudsey, 4 The Ives, Lidget Hill, Pudsey,

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