



14 Perseverance Street

Pudsey, LS28 7PZ

For Sale £220,000

Holroyd Miller have pleasure in offering for sale this delightful stone built through terrace property offering a move with a minimum of fuss, presented to the highest of standards and offered with No Chain. Positioned in a pleasant cul de sac within walking distance of local amenities. Offering excellent accommodation for the young first time buyer, having gas fired central heating, UPVC double glazing and briefly comprising; entrance hall with staircase to the first floor, living room with feature fire surround and flame effect fitted gas fire, stunning kitchen diner with a range of high gloss fronted wall and base units, integrated appliances. To the first floor, two good sized bedrooms, house bathroom with shower over bath with modern white suite and tiling. To the second floor, fantastic attic master bedroom with built in wardrobes, Velux roof light. Outside, buffer garden area to the front with on street parking, to the rear, pleasant sitting area with artificial turf and raised.

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ENTRANCE HALL

With double glazed entrance door and staircase to first floor.

LIVING ROOM

12' 11" x 12' 1" (3.96m x 3.69m)

With feature fire surround with marble inset and hearth with flame effect fitted gas fire, cornicing to the ceiling, central heating radiator, double glazed window makes this a light and airy room, recently redecorated and carpeted.

KITCHEN/DINER

9' 11" x 14' 4" (3.04m x 4.37m)

Fitted with a matching range of high gloss white fronted wall and base units, contrasting worktop areas, colour coordinated sink unit, monobloc tap fitment, built in oven and hob with extractor hood over, integrate fridge freezer, dishwasher, washing machine, central heating boiler, tiling between the worktops and wall units, tiled floor, central heating radiator, access to useful keeping cellar, double glazed window and rear entrance door.

STAIRS LEAD TO...

FIRST FLOOR LANDING

HOUSE BATHROOM

Furnished with modern white suite with wash hand basin, low flush w/c, paneled bath with shower over and shower screen and tiling, tiling to the floor, double glazed window, chrome heated towel rail.

BEDROOM TO REAR

10' 0" x 12' 0" (3.06m x 3.68m)

With double glazed window, central heating radiator.

BEDROOM TO FRONT

12' 11" x 8' 5" (3.96m x 2.59m)

With double glazed, central heating radiator.

STAIRS LEAD TO...

SECOND FLOOR ATTIC ROOM

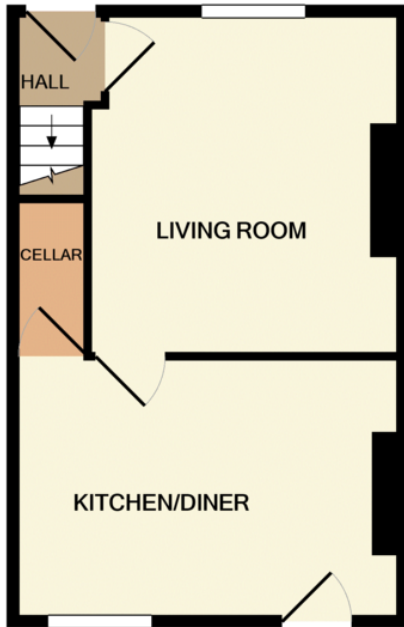
13' 5" x 15' 1" (4.10m x 4.61m)

Having built in wardrobes with hanging space, double glazed Velux roof light, spindle balustrade, beamed ceiling, central heating radiator, an excellent master bedroom.

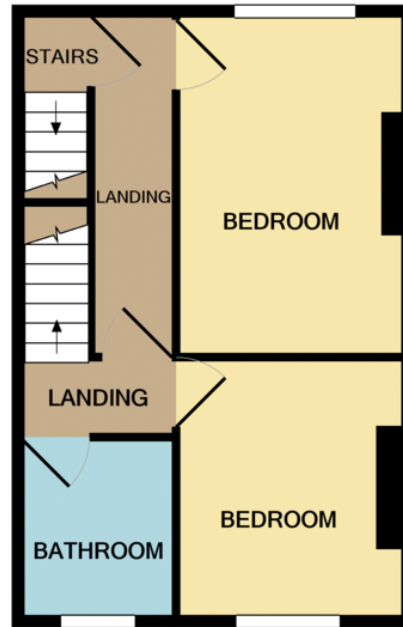
OUTSIDE

Block paved buffer garden area to the front, to the rear; garden area with artificial turf with herb garden making this a delightful seating area with on foot access through neighboring properties.





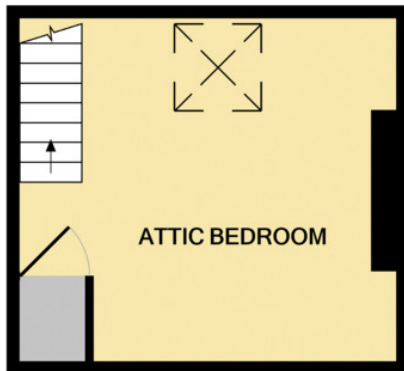
GROUND FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 191 SQ.FT.
(17.7 SQ.M.)