



HomeBuyers
PROPERTY SERVICES

NORTHWOOD VIEW, PUDSEY LS28 9HP

£230,000



Well Located Semi Detached
3 Bedrooms (2 Double). Long Distance Valley View
Spacious Lounge & Dining Area
Fitted Kitchen with Oven & Hob
Lounge with Adam Style Fireplace
Modern Tiled Shower Room
Contemporary Light, Neutral Decor
Gas Central Heating. uPVC Double Glazing. Alarm
Dble Drive. Detached Gge. Enclosed Rear Patio Gdn
Lge South Facing Lawned/Patio Garden. Cul de Sac



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GENERAL DESCRIPTION

A well presented three bedroom semi-detached house enjoying impressive long distance countryside views situated on a residential cul-de-sac in the popular town of Pudsey. Will be of particular interest to professionals seeking a well proportioned home which benefits from: parking for two cars; detached garage; large lawn and patio gardens to front and rear; Upvc double glazing; modern fitted kitchen; white three piece shower room suite; gas central heating with combination boiler; large dual aspect through living room. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location and style of the accommodation on offer.

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 7' 5" x 3' 10" (2.26m x 1.17m) max
THROUGH LIVING ROOM 24' 11" x 11' 11" (7.59m x 3.63m) max

KITCHEN 10' 5" x 6' 10" (3.18m x 2.08m)

STAIRCASE AND LANDING 11' 0" x 5' 11" (3.35m x 1.8m) max

DOUBLE BEDROOM 1 14' 4" x 9' 0" (4.37m x 2.74m) max to robes

DOUBLE BEDROOM 2 11' 5" x 9' 2" (3.48m x 2.79m) max to robes

BEDROOM 3 8' 1" x 6' 0" (2.46m x 1.83m)

SHOWER ROOM 6' 5" x 5' 9" (1.96m x 1.75m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

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.