



# HOME

MARKETING & MANAGEMENT

CEMETERY ROAD, PUDSEY LS28 7HJ

**£269,999**



Well Presented Mature Semi Detached  
3 Bedrooms (2 Double)  
Recently Installed Modern Dining Kitchen  
Spacious Living Room  
Modern Tiled Shower Room  
Gas c/h & uPVC Double Glazing  
Gardens and Drive / Parking  
Suite FTB /Couples / Family  
Popular Location.  
No Chain. Vacant Possession





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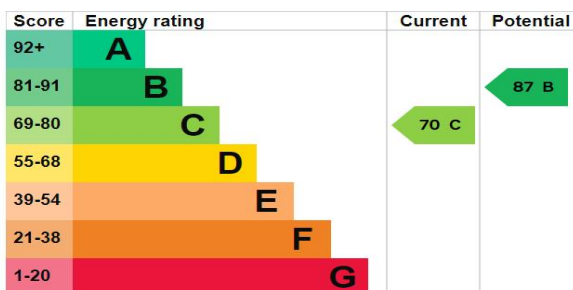
**GENERAL DESCRIPTION**

A recently fully renovated three bedroom semi-detached home located in the sought after market town of Pudsey. Will be of particular interest to families and professionals seeking stylish accommodation which benefits from: Modern fitted dining kitchen including integral dishwasher, fridge and freezer; spacious living room with feature electric fire; white modern three piece shower room; driveway and detached garage; lawned gardens to front and rear; neutral décor throughout; newly laid floor coverings; Upvc double glazing; gas central heating; two good sized double bedrooms. Briefly comprises: hall; living room; dining kitchen with larder cupboard; staircase & landing; two double bedrooms (one with built in cupboard); single bedroom; shower room. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, location and presentation of this lovely home. No Chain. Vacant Possession

TENURE  
Freehold

**ROOM MEASUREMENTS**

- ENTRANCE HALL** 4' 7" x 4' 4" (1.4m x 1.32m) max
- LIVING ROOM** 15' 4" x 13' 2" (4.67m x 4.01m) max
- DINING KITCHEN** 16' 0" x 7' 3" (4.88m x 2.21m)
- STAIRCASE AND LANDING** 8' 7" x 2' 7" (2.62m x 0.79m)
- DOUBLE BEDROOM 1** 11' 1" x 10' 2" (3.38m x 3.1m) max to Cupboard
- DOUBLE BEDROOM 2** 10' 1" x 9' 5" (3.07m x 2.87m) max
- BEDROOM 3** 6' 5" x 5' 8" (1.96m x 1.73m)
- SHOWER ROOM** 5' 9" x 5' 2" (1.75m x 1.57m) max



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

**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 HomeMM.

