

# HOME

## SMALEWELL ROAD, PUDSEY LS28 8PS

# £280,000

Modern Built Detached
3 Bedrooms (2 Double)
Spacious Through Living Room
Ga c/h & Double Glazing
Modern White Bathroom
Enclosed Gardens
Garage with Light & Power
Popular Location of Pudsey
Ideal for Families / Professionals
No Chain









## £280,000

GENERAL DESCRIPTION

TENURE Freehold

#### ROOM MEASUREMENTS

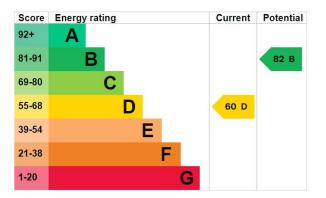
**GENERAL DESCRIPTION** A modern built three bedroom detached house situated on a sought after street in the popular location of Pudsey. Will be of particular interest to professionals / families seeking accommodation which benefits from: Spacious through living area, gas central heating; double glazing; modern white bathroom; garage with power and light, patio gardens. Briefly comprises: entrance hall; living room; kitchen, staircase and landing; double bedroom one; double bedroom two, bedroom three; bathroom. 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. No chain. Please note the property is currently tenanted

ENTRANCE HALL 7' 6" x 3' 11" (2.29m x 1.19m) LIVING ROOM 24' 3" x 12' 5" (7.39m x 3.78m) KITCHEN 9' 6" x 7' 2" (2.9m x 2.18m) STAIRCASE & LANDING 9' 6" x 6' 2" (2.9m x 1.88m) DOUBLE BEDROOM 1 12' 9" x 9' 2" (3.89m x 2.79m) max into Robes

**DOUBLE BEDROOM 2** 11' 1" x 9' 2" (3.38m x 2.79m) max **BEDROOM 3** 7' 10" x 6' 2" (2.39m x 1.88m) **BATHROOM** 6' 2" x 6' 2" (1.88m x 1.88m) max







**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.

