



# HOME

MARKETING & MANAGEMENT

SMALEWELL ROAD, PUDSEY LS28 8PS

**£280,000**



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

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**£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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

