



HOME

MARKETING & MANAGEMENT

ROGERS PLACE, PUDSEY LS28 7AX

OFFERS OVER £130,000

Charming B/B Mid Terrace

1 Large Double Bedroom

D/G & Gas combi C/H

Spacious Living Room

Bathroom with Electric Shower

Neutral Decor Throughout

Pebbled Parking Area

Popular Location

Ideal for Investors / FTB

No Chain. Vacant Possession



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GENERAL DESCRIPTION
 DELIGHTFUL & WELL LOCATED VICTORIAN Stone Built BACK to BACK TERRACED COTTAGE ** ONE LARGE DOUBLE BEDROOM with DECORATIVE METAL FIREPLACE ** SPACIOUS LIVING ROOM with ADAM STYLE FIREPLACE ** BREAKFAST KITCHEN ** WHITE BATHROOM SUITE with ELECTRIC SHOWER over Bath ** STONE FLAGGED CELLAR ** Gas CENTRAL HEATING with COMBINATION BOILER ** White uPVC DOUBLE GLAZING ** OFF ROAD PARKING AREA ** RESIDENTIAL LOCATION ** CONVENIENT for PUDSEY TOWN CENTRE ** NO CHAIN Sale. Briefly comprising: living room; breakfast kitchen; inner lobby; staircase and landing; double bedroom; bathroom; cellar. Good access to Pudsey amenities, bars and restaurants, park, leisure centre, swimming pool, the Aire valley and commuting to Leeds and Bradford. Of particular interest to first time buyers, and investors seeking an affordable character home

TENURE
 Freehold

ROOM MEASUREMENTS
LIVING ROOM 14' 0" x 12' 4" (4.27m x 3.76m) max
KITCHEN 10' 11" x 6' 11" (3.33m x 2.11m) max
INNER LOBBY
STAIRCASE & LANDING 2' 6" x 2' 6" (0.76m x 0.76m)
DOUBLE BEDROOM 13' 11" x 12' 5" (4.24m x 3.78m) max
BATHROOM 7' 9" x 6' 10" (2.36m x 2.08m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

