



**HomeBuyers**  
PROPERTY SERVICES

HENRY GROVE, PUDSEY LS28 7FD

**£299,999**







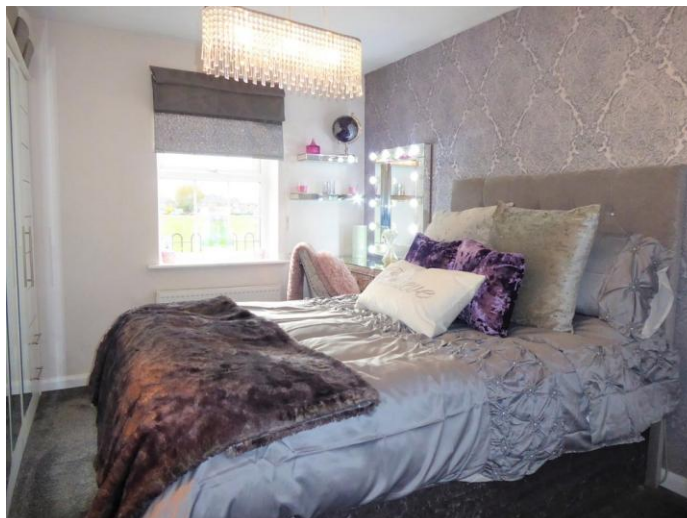
## BRIEFLY COMPRISING

Reception Hall. Ground Floor Double Bedroom with Jack n Jill En Suite Bathroom. Inner Hall. Garden Room / Ground Floor Double Bedroom. Utility Room. First Floor Staircase and Landing. Living Room. Kitchen with Sitting Room / Dining Area. Balcony. Second Floor Staircase and Landing. Master Double Bedroom with En Suite Bathroom. Double Bedroom with En Suite Shower Room. En Bloc Garage.



## LOCATION

Good access to Pudsey town centre amenities, schools, parks, local shops, supermarkets, cafes, bars, pubs and restaurants, leisure centres, swimming pool, golf courses, the Aire valley with canalside walks and nature reserve, The Owlcotes Retail Centre with Asda and M&S, and commuting to Leeds and Bradford by car, bus and train via the nearby Leeds and Bradford Ring Roads and New Pudsey railway station.



## DIRECTIONS

From our Pudsey office, turn right and proceed up Lidget Hill. Turn first left on to Cemetery Road. Edward Close is the fifth turning on the left. Bearing right proceed to the head of the cul de sac where the property is located on the right overlooking Queens Park and is accessed via a shared pedestrian footpath. N.B. There is no HomeBuyers For Sale board at the property.

**TENURE** Freehold. Communal grounds maintenance charge c. £140 per annum.



**COUNCIL TAX BAND** D

## DISCLAIMER

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.





**GENERAL DESCRIPTION** EXQUISITELY & TASTEFULLY PRESENTED SPACIOUS Stone Built MID MEWS TOWN HOUSE \*\* FOUR DOUBLE BEDROOMS (FITTED WARDROBES & EN SUITE BATHROOM to MASTER BEDROOM, TWO EN SUITE SHOWER ROOMS, TWO GROUND FLOOR BED ROOMS, ONE w ith FRENCH DOORS to GARDEN) \*\* WELL PROPORTIONED ACCOMMODATION of c. 1,440 sq.ft. to THREE FLOORS \*\* ENORMOUS FIRST FLOOR LIVING ROOM w ith FRENCH DOORS to JULIET BALCONY & PARK VIEW \*\* BEAUTIFUL MODERN FITTED DOVE GREY KITCHEN w ith CORIAN WORKTOPS, INSET SINK, SWAN NECK MIXER TAP & RIBBED DRAINER, INTEGRAL DISHWASHER, FRIDGE, FREEZER, AEG ELECTRIC FAN ASSISTED DOUBLE OVEN & GRILL, MICROWAVE, BLACK GLASS HOB, ANGLED BLACK GLASS/STEEL EXTRACTOR HOOD, CONCEALED DOWNLIGHTING, PAN DRAWERS, CAROUSEL HIDEAWAY CORNER UNIT, SOFT CLOSURE to DOORS & DRAWERS, LIMESTONE TILED STYLE LAMINATE FLOORING, OPEN PLAN to ELEGANT SITTING ROOM / DINING AREA & FRENCH DOORS to REAR BALCONY \*\* UTILITY ROOM \*\* MODERN WHITE FOUR PIECE EN SUITE BATHROOM to MASTER BEDROOM w ith MAINS SHOWER CUBICLE \*\* TWO MODERN WHITE SHOWER ROOMS (ONE JACK N JILL GUEST WC) \*\* OPEN OUTLOOK \*\* SUPERIOR QUALITY STYLISH CONTEMPORARY LIGHT NEUTRAL & ACCENT DECOR \*\* Gas CENTRAL HEATING & ECONOMY 7 UNVENTED HOT WATER CYLINDER \*\* White GEORGIAN STYLE UPVC DOUBLE GLAZING \*\* SECURITY ALARM \*\* c. 5 YEARS NHBC GUARANTEE \*\* DETACHED EN BLOC BRICK BUILT PITCHED ROOF GARAGE \*\* SHARED TARMAC PARKING FORECOURT \*\* ENCLOSED REAR LOW MAINTENANCE ARTIFICIAL TURF GARDEN w ith RAISED INDIAN STONE FLAGGED PATIO TERRACE \*\* SHARED PEDESTRIAN ACCESS PATH w ith DECORATIVE METAL RAILINGS, PLUM SLATE CHIPPED BORDERS & COURTESY COACH LAMP to FRONT \*\* Head of RESIDENTIAL CUL DE SAC ADJACENT to QUEENS PARK w ith PLAYING FIELDS & PLAYGROUND \*\* SHARED BRINDLED HERRINGBONE PAVER SETT APPROACH ROAD \*\* CONVENIENT for ALL LOCAL AMENITIES & COMMUTING to LEEDS & BRADFORD \*\* OF PARTICULAR INTEREST to DISCERNING FAMILIES & PROFESSIONAL COUPLES SEEKING SPACIOUS, VERSATILE, SUPERLATIVELY PRESENTED CHIC MODERN ACCOMMODATION in AN ADVANTAGEOUS RESIDENTIAL SITUATION w hich CAN BE COMPLETELY APPRECIATED ONLY by PERSONAL INSPECTION.

## ACCOMMODATION COMPRISES

### RECEPTION HALL

12' 2" x 6' 2" (3.71m x 1.88m) max



### GROUND FLOOR DOUBLE BEDROOM 3

12' 6" x 9' 10" (3.81m x 3m) max







JACK N JILL EN SUITE BATHROOM

8' 6" x 4' 8" (2.59m x 1.42m) max



INNER HALL

8' 10" x 4' 4" (2.69m x 1.32m) max



GARDEN ROOM / GROUND FLOOR DOUBLE  
BEDROOM 4

11' 1" x 9' 3" (3.38m x 2.82m) max



UTILITY ROOM

7' 9" x 6' 8" (2.36m x 2.03m) max





FIRST FLOOR STAIRCASE AND LANDING  
9' 0" x 3' 6" (2.74m x 1.07m) max



LIVING ROOM  
16' 4" x 13' 5" (4.98m x 4.09m) max





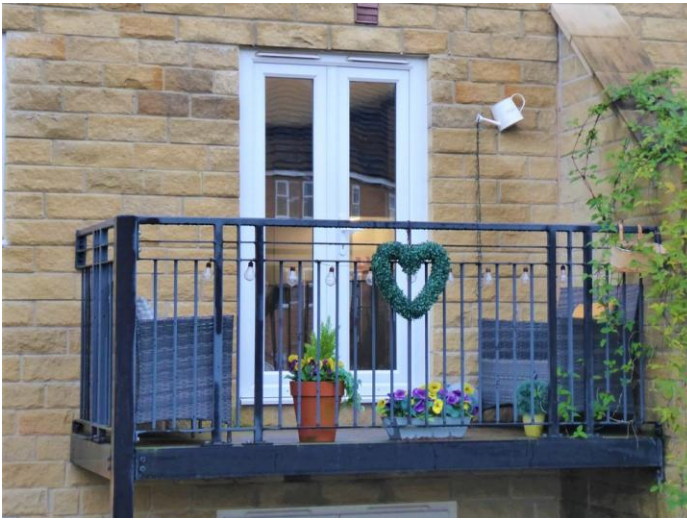
KITCHEN

15' 0" x 8' 8" (4.57m x 2.64m)





SITTING ROOM / DINING AREA  
7' 10" x 7' 6" (2.39m x 2.29m)



## BALCONY

9' 7" x 4' 3" (2.92m x 1.3m)



## SECOND FLOOR STAIRCASE AND LANDING

9' 0" x 3' 6" (2.74m x 1.07m) max



## MASTER DOUBLE BEDROOM

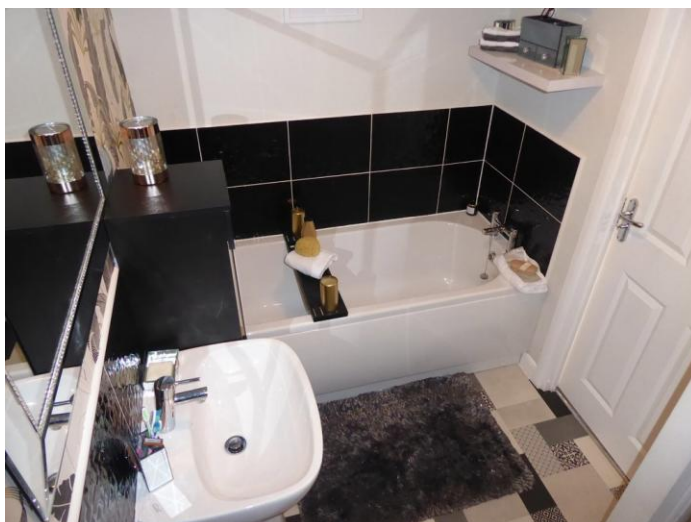
16' 4" x 11' 5" (4.98m x 3.48m) max







EN SUITE BATHROOM  
8' 6" x 5' 7" (2.59m x 1.7m) max



**DOUBLE BEDROOM 2**

11' 10" x 11' 7" (3.61m x 3.53m) max





EN SUITE SHOWER ROOM  
7' 9" x 5' 2" (2.36m x 1.57m) max



EN BLOC GARAGE AND SHARED PARKING  
FORECOURT



17' 4" x 9' 10" (5.28m x 3m) max





EXTERIOR FRONT

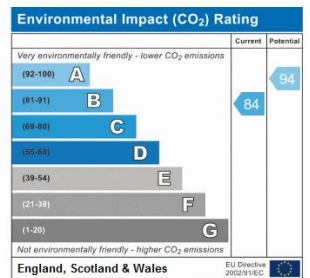
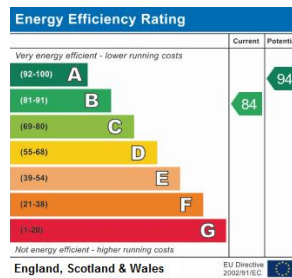
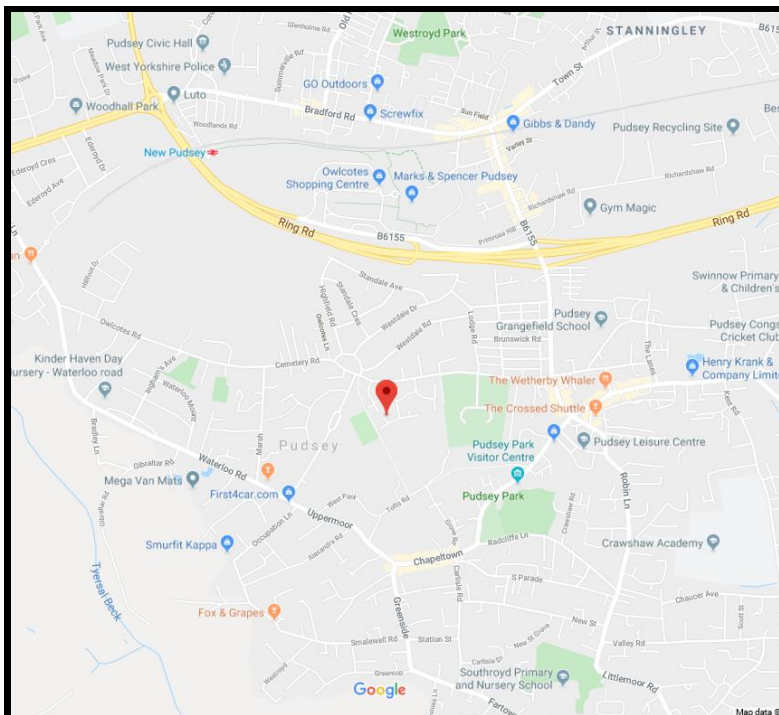


EXTERIOR





Total area: approx. 133.9 sq. metres (1441.0 sq. feet)



## OPENING HOURS

### Pudsey Office

Monday to Friday  
Saturday  
Sunday & Bank Holidays

9.00am – 5.30pm  
9.00am – 4.00pm  
Closed