

HUNTERS®

HERE TO GET *you* THERE



Westdale Mews
Pudsey, Leeds, LS28 7EG

Offers In The Region Of £190,000



Council Tax: B



1 Westdale Mews

Pudsey, Leeds, LS28 7EG

Offers In The Region Of £190,000



- Three bedroom end terraced house
- Sure to appeal to first time buyers and young families
- Kitchen/diner and guest w/c
- Fully boarded loft space
- Generous sized south facing garden
- Residents parking
- Tucked away and private position
- Close to Pudsey centre and transport links

A unique opportunity to purchase this modern style THREE BEDROOM END OF TERRACED home which is in a convenient location and enjoys a lovely tucked away and private position. Featuring ready to move into accommodation which includes a KITCHEN/DINER, GUEST W/C and a fully boarded loft space. The property boasts a superb sized SOUTH FACING REAR GARDEN and access to PRIVATE PARKING BAYS. Sure to appeal to a range of buyers in particular FIRST TIME BUYERS and YOUNG FAMILIES, early viewing is genuinely highly advised.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING throughout, the accommodation briefly comprises: A spacious LIVING ROOM with electric fire, surround and hearth and an understairs storage cupboard. The KITCHEN/DINER is a wonderful size with plenty of space for a dining table and chairs and there are a good range of wall and base units with space for all appliances. French doors with fitted vertical blinds lead out to the garden. Downstairs, there is also a very handy GUEST W/C.

Stairs from the HALL lead to the first floor where there are THREE bedrooms, a house bathroom and access from the LANDING to a fully boarded loft space via a pull down ladder with light and power. BEDROOM ONE, to the front, is a double sized room with space for a king sized bed and BEDROOM TWO to the rear, is also a double sized room. BEDROOM is a comfortable single sized room with a storage cupboard and is currently being used as a home office. The BATHROOM has a three piece suite with an overhead mains powered shower.

Outside, to the front, the garden is part lawned and gravelled and to the side there are PRIVATE PARKING BAYS (not allocated) for residents of the terraced block. To the rear, the property boasts a wonderful SOUTH FACING garden which is mainly lawned and enclosed by fencing. In addition, there are two storage sheds.

The location of the property is perfect for commuting links to both Leeds and Bradford via the Ring Road and Pudsey Railway Station. The house is situated within 0.5 miles of the centre of Pudsey, where there is a good selection of amenities including shops/cafés, local schools and transport links. Owlcoates shopping centre, which includes the Marks & Spencer's outlet, is also located within 1 mile of the property and 0.5 miles walking.

LIVING ROOM

14'07 x 12'04 (4.45m x 3.76m)

KITCHEN/DINER

15'07 x 9'00 (4.75m x 2.74m)

GUEST W/C

5'06 x 3'00 (1.68m x 0.91m)

HALL

LANDING

BEDROOM ONE

14'02 x 9'04 (4.32m x 2.84m)

BEDROOM TWO

9'06 x 8'08 (2.90m x 2.64m)

BEDROOM THREE

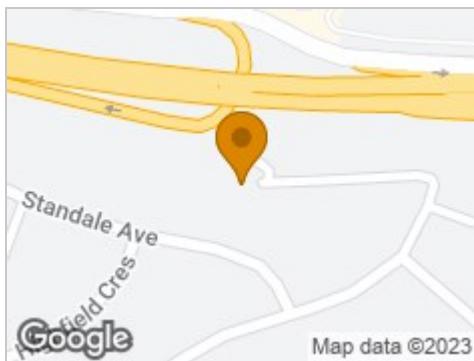
9'03 x 8'05 (2.82m x 2.57m)

BATHROOM

6'08 x 6'02 (2.03m x 1.88m)



Road Map



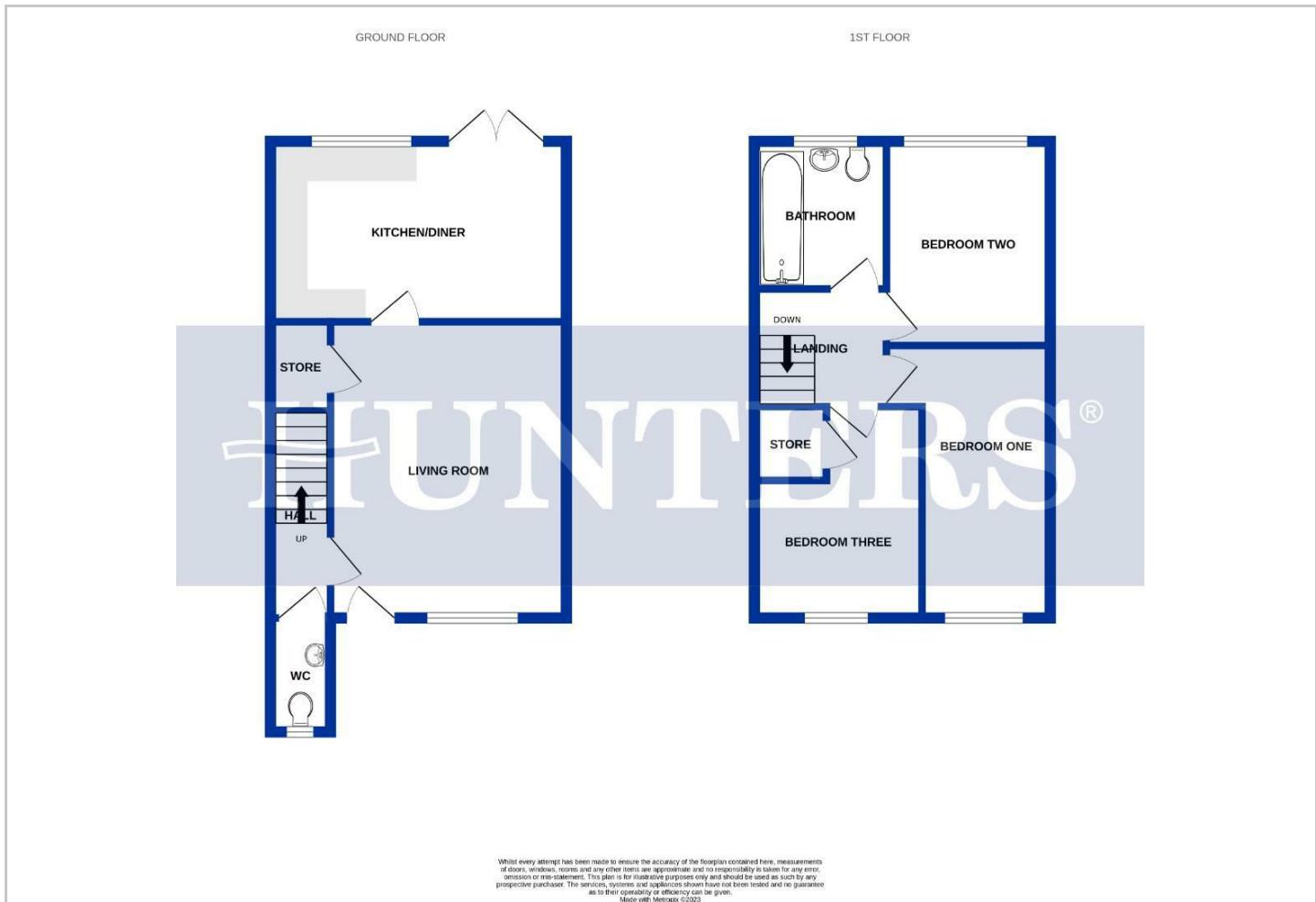
Hybrid Map



Terrain Map



Floor Plan

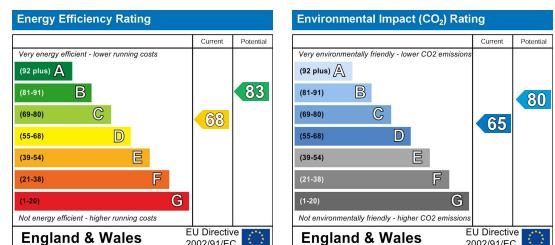


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items may not be exact. No responsibility will be accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operation or efficiency can be given.
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Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.