



EDEROYD AVENUE,
PUDSEY, LEEDS,
LS28 7QY
£250,000

3 Bedroom House

LINLEY &
SIMPSON

THREE BEDROOM FAMILY HOME. Attention families and first time buyers, this lovely, deceptively large and well-presented home is available for sale. Located with a private outlook to the front and rear, in a popular street in Pudsey, this smartly presented home will not be available for long.

Pudsey is a historic market town in West Yorkshire boasting all the amenities one could ever need. There is a bustling town centre with an outdoor market, a wide range of shops and services and fantastic transport links. Pudsey is very well located for commuting sat geographically between Leeds and Bradford with road, bus and rail links to both West Yorkshire Cities. This very sought after area has a fantastic mix of properties, ranging from 1800's stone built houses to modern luxury developments; but still manages to retain the community feeling which makes Pudsey stand out in Yorkshire! There are a range of bars, restaurants and social amenities too as well as close by walks in the local countryside.

Ground Floor

Entrance Hall

The entrance hall is an ideal space for a family; providing somewhere to take their shoes and coats off. The hallway provides access to the ground floor rooms.

Lounge/ Dining Room

Accessed at the front of the house is the very large through living/ dining room. This great sized room has a large bay window at the front as well as space for living and dining.

Conservatory

Located at the rear of the lounge/ diner is the conservatory. This is essentially an additional reception room leading out onto the garden. The conservatory is accessed via French doors to the rear of the living room and can be opened up to the reception room if need be.

Kitchen

The kitchen area has a range of base and wall mounted units with complementary work surfaces, a range of appliances including space for washing machine, dishwasher and gas hob with electric oven. The kitchen has lovely views across the garden. Double-glazed window to the rear and side, door to the side also.

First Floor

Master Bedroom

The master bedroom like the living room has a bay window looking over the front aspect as well as the additional floor space that the bay provides. The master bedroom is a large double room with ample space within for furnishings alongside a large king size bed.

Bedroom Two

The second double bedroom has double-glazed window to the rear, TV point and radiator as well as lovely views over the rear garden and tree lined space beyond.

Bedroom Three

Unlike some third bedrooms, this is a nice usable sized room with no bulk-head within meaning all of the floor space is accessible. There is a ¾ sized small double bed within the room currently.

House Bathroom

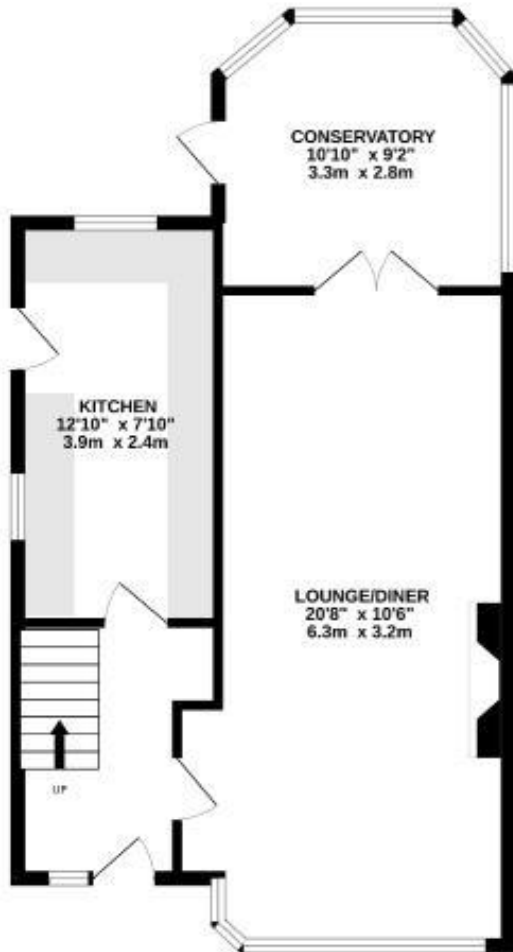
The family bathroom is a fully tiled, three-piece suite including a bath with overhead shower, toilet and hand basin.

External and Garage

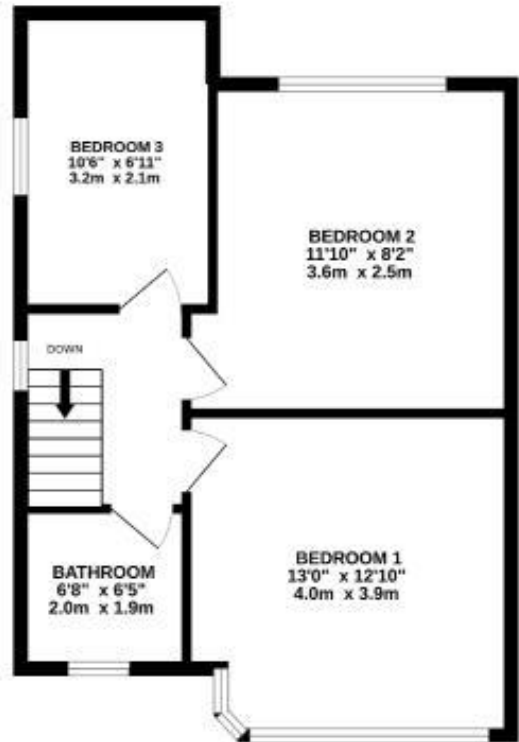
Externally to the front of the house there is a large driveway for off street parking. The drive is block paved and is a good size leading to the detached garden at the rear of the plot making parking spaces for three/ four cars. The rear garden is a private space which is mostly laid to lawn and has a patio section to the rear of the conservatory. To the rear of the garden there are well established trees which provide shade and privacy.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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