



3 Bedrooms

We are delighted to offer to the market this 3-bedroom Dormer Bungalow on Highcroft Close, Pudsey.

The property offers a well-adapted layout and comfortable accommodation supporting a wide array of individual or collective family activities.

1 Highcroft Close, Pudsey, West Yorkshire, LS28 7JP

Asking Price:

£250,000

EPC Rating: D



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The property offers a well-adapted layout and comfortable accommodation supporting a wide array of individual or collective family activities.

This property has accommodation briefly comprising; The living room draws in an abundance of natural daylight creating a bright and airy feeling throughout with a featured fireplace. The kitchen is fully equipped with fittings including sleek mounted units and contemporary work surfaces. There is a downstairs double bedroom with ample room for storage currently being used as a dining room and a downstairs family bathroom comprising of a modern 3-piece suite. The property is further enhanced by an office/study area ideal for working from home as well as a snug.

Continuing on to the first floor of the property there is a commodious master bedroom and an additional double with all rooms having extra space for storage. There is also an upstairs W/C.



For additional information and full photo gallery please visit www.sold.co.uk



Externally to the rear, front and sides of the property there are private gardens ideal for outdoor seating and entertaining. There is electric gate access to the rear of the property leading to the gardens and detached garage with its own electric supply and an electric vehicle charging point.

Located in less than a 2.5-mile drive is New Pudsey Railway Station which provides services to destinations such as Chester, Leeds and Blackpool North. Owlcotes Shopping Centre, Pudsey Park and St. Luke's Hospital are all less than a 30-minute drive away.

Viewing highly recommended to appreciate the opportunity on offer.

Living Room 14'6" x 11'2" (4.42m x 3.4m).

Bedroom/Dining Room 10'10" x 10'4" (3.3m x 3.15m).

Kitchen 17'11" x 6'11" (5.46m x 2.1m).

Shower Room 15'3" x 9'4" (4.65m x 2.84m).

Office Area/Study 26'4" x 8' (8.03m x 2.44m).

Bedroom 2 13'2" x 11'2" (4.01m x 3.4m).

Bedroom 3 13'2" x 8'11" (4.01m x 2.72m).

W/C 8'2" x 5'7" (2.5m x 1.7m).

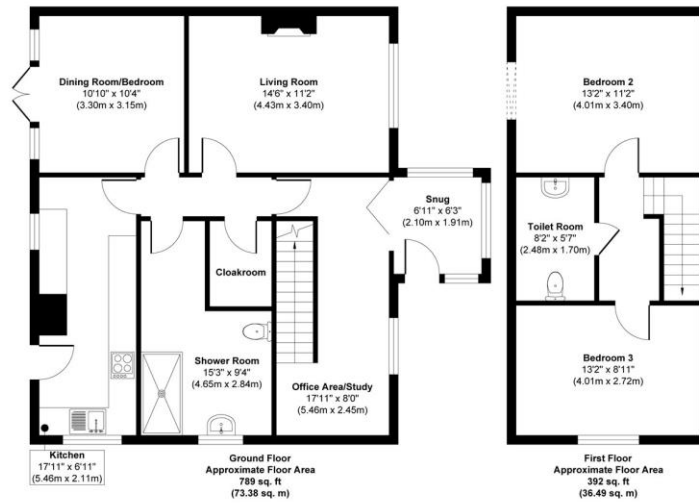
Snug 6'11" x 6'3" (2.1m x 1.9m).



Council Tax Band - D

Tenure - Freehold

Viewing - By appointment through Sold.co.uk



Approx. Gross Internal Floor Area 1181 sq. ft / 109.87 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract