

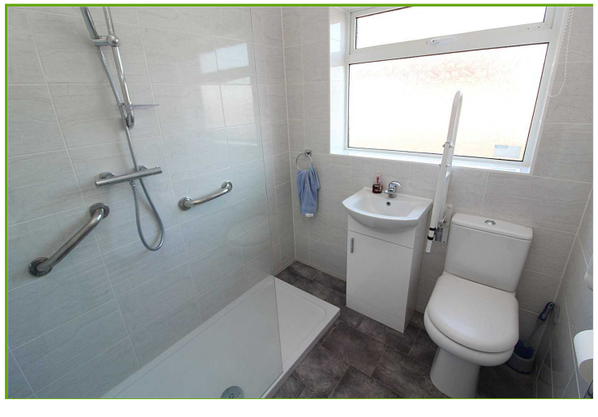


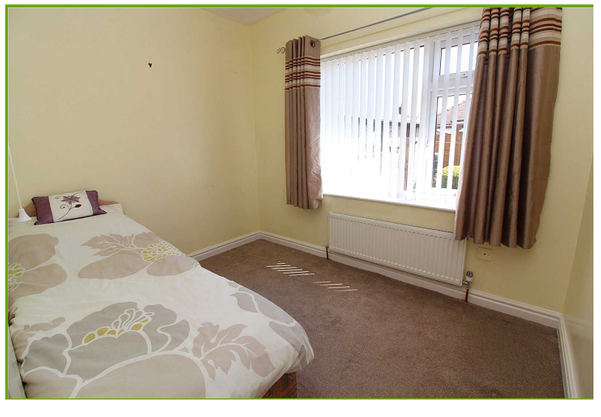












Pendas Walk, Leeds, West Yorkshire, LS15

Asking Price: £245,000

Tenure: Freehold

YOUR MOVE
James Barrett

your-move.co.uk

The Property Ombudsman

Pendas Walk, Leeds, West Yorkshire, LS15

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Council Tax Band: C
EPC Rating: D
Local Authority: Leeds City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

An impressive and well appointed semi detached bungalow in a fabulous location being only a a relatively short walk to the centre of Cross Gates and all it's amenities. The property has a gas central heating system and double glazing along with a garage and pretty gardens. It's also being sold with no onward chain and we strongly recommend a viewing.

Conservatory/Porch
9'1" x 5'11" (2.77m x 1.8m)
Double glazed windows, entrance door.

Kitchen
9'11" +recess x 10'10" (3.02m +recess x 3.3m)
Range of base and wall cupboards, double oven, electric hob, inset sink unit, double glazed window

Inner Hall
Blanket cupboard

Living Room
12' x 13'3" (3.66m x 4.04m)
Radiator, two double glazed windows to the front

Bedroom 1
10' x 12'11" (3.05m x 3.94m)
Fitted wardrobes to one wall, radiator, double glazed window to the front.

Bedroom 2
9'7" x 7'6" (2.92m x 2.29m)
Radiator, double glazed window to the rear

Shower Room
9'8" x 5'10" (2.95m x 1.78m)
Modern suite which includes a large walk in shower, heated towel rail, double glazed window to the side.

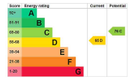
Gardens
Attractive garden to the front and patio garden to the rear.

Garage
Approached via a long gated drive providing ample off street parking

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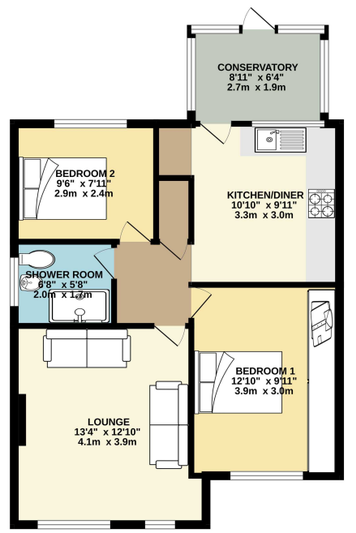
All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause: measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



PENDAS WALK

TOTAL FLOOR AREA : 612 sq.ft. (56.8 sq.m.) approx.

Whilst 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 mis-statement. 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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Other important information about this property that you need to know can be found at your-move.co.uk

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