KATH | WELLS

ESTATE AGENTS & VALUERS

4 Springbank Grove
Pudsey



3 Bedroom Bungalow - Semi Detached
£365,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
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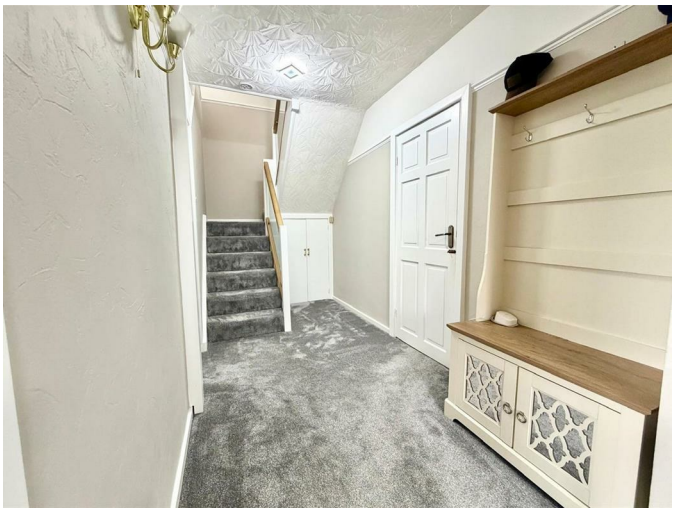
Web Site
www.kathwells.com

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sales@kathwells.com

4 Springbank Grove, Farsley, Pudsey, West Yorkshire, LS28 5LT

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, stairs rising to the first floor accommodation, central heating radiator

Living Room:





Double glazed window, a fire place & hearth with an inset fire, television point, ample space for a range of living room furniture, central heating radiator

Bedroom One:




Double glazed window, central heating radiator

Fitted Kitchen:





Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas cooker point with an extractor fan above, inset sink & drainer, plumbing for an automatic washing machine, built in fridge / freezer

Extended Dining Room / Sun Room:






Double glazed French doors giving access to the rear, double glazed windows, ample space for a dining table & chairs, a great sized dining space

FIRST FLOOR:

Landing:



Access to the first floor accommodation, access to a loft space

Bedroom Two:





Double glazed window, fitted wardrobes, central heating radiator

Bedroom Three:




Double glazed window, fitted wardrobes, central heating radiator

Bathroom / WC:




Double glazed window, a tiled suite comprising of a paneled bath with a shower above, low flush WC, wash basin set into a vanity unit, central heating radiator

TO THE OUTSIDE:



Gardens:






The rear garden has a useful outhouse / storage shed providing outside storage space and is a great size garden and comprising of a decked & paved patio as well as an artificial lawn which is fully enclosed making an ideal entertaining space. The front garden is mainly low maintenance & also comprises of an artificial lawn.

Off Street Parking / Driveway / Single Garage:

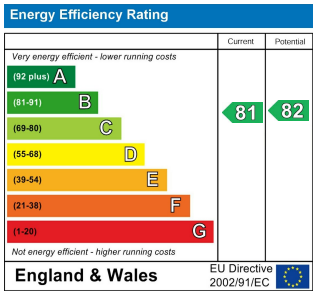
A driveway to the front of the property provides useful off street parking for two cars. A garage provides an additional parking space as well as a good sized outside storage space.

Council Tax Band & EPC Rating:

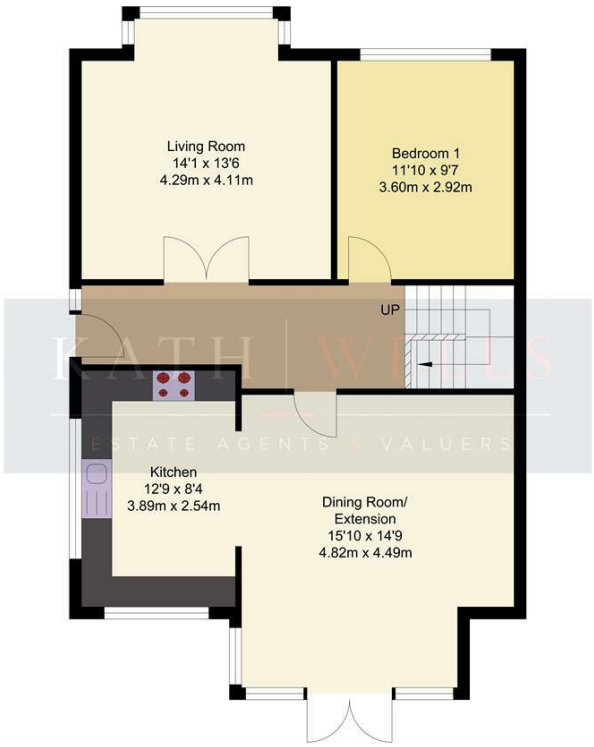
Council Tax Band: D / EPC Rating: B

EPC Link:

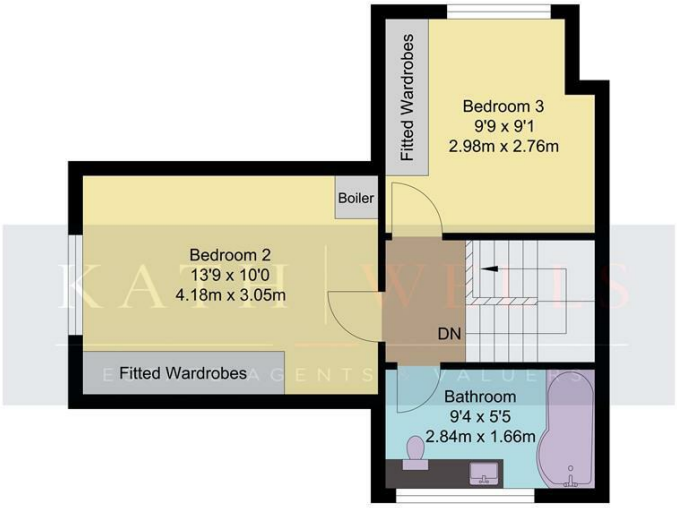
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Floor Plan



Ground Floor
Approx. 70.48 sqm.
(758.64 sqft.)



First Floor
Approx. 31.46 sqm.
(338.63 sqft.)